

HOME Investment Partnerships Program American Rescue Plan Allocation Plan

City of McAllen Grant Administration Department Community Development Division



The City of McAllen was allocated HOME-ARP funds in the amount of \$2,126,569 from the U.S. Department of Housing and Urban Development under Section 3205. The Allocation Plan will be submitted to HUD on/or about Friday, March 17, 2023 for approval. Draft comments will be accepted until Thursday, March 2, 2023 until 5:00 p.m.

Contents

| | |
|---|-----------|
| EXECUTIVE SUMMARY | 3 |
| Consultation | 4 |
| Consultation Process Summary | 4 |
| Organizations consulted, summary feedback received from these entities..... | 6 |
| Summary feedback received from one-on-one discussions..... | 25 |
| HOME-American Rescue Plan Consultation Survey Feedback | 26 |
| Public Participation | 27 |
| Efforts to broaden public participation:..... | 27 |
| Needs Assessment and Gaps Analysis | 28 |
| Size and demographic composition of qualifying populations within the City of McAllen..... | 30 |
| Unmet housing and service needs of qualifying populations..... | 33 |
| Resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing..... | 34 |
| Gaps within the current shelter and housing inventory as well as the service delivery system | 36 |
| Characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice | 37 |
| Priority needs for qualifying populations..... | 37 |
| Level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined | 37 |
| HOME-ARP Activities..... | 37 |
| HOME-ARP Production Housing Goals | 38 |
| Preferences..... | 38 |
| HOME-ARP Refinancing Guidelines | 39 |
| Appendix..... | 40 |

EXECUTIVE SUMMARY

The American Rescue Plan Act 2021, appropriated \$5 billion to address the continued impact of the COVID-19 pandemic for homeless assistance and supportive services. The U.S. Department of Housing and Urban Development (HUD) developed a program, HOME-American Rescue Plan (HOME-ARP), as defined by American Rescue Plan in the CPD-21-10 notice, to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country.

HOME-ARP will be administered through HUD's HOME Investment Partnerships Program (HOME). The City of McAllen, as a HOME Program participating jurisdiction, received the official award letter dated April 28, 2021 from HUD's Office of Community Planning and Development, the one-time allocation awarded was \$2,126.569, 3.6 times the size of the annual allocation for HOME Funds. In order to appropriately address the qualifying population to reduce homelessness in the community, the City collaborated with Hidalgo County Urban County, another public jurisdiction (PJ) which also received a separate allocation. The Allocation Plan serves the following functions:

1. A summary of the consultation process and results of upfront consultation;
2. A summary of comments received through the public participation process and a summary of any comments or recommendations not accepted and the reasons why;
3. A description of HOME-ARP qualifying populations within the jurisdiction;
4. An assessment of unmet needs of each qualifying population;
5. An assessment of gaps in housing and shelter inventory, homeless assistance and services, and homelessness prevention service delivery system;
6. A summary of the planned use of HOME-ARP funds for eligible activities based on the unmet needs of the qualifying populations;
7. An estimate of the number of housing units for qualifying populations the PJ will produce or preserve with its HOME-ARP allocation; and
8. A description of any preferences for individuals and families in a particular qualifying population or a segment of a qualifying population.

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state's boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Consultation Process Summary

The consultation planning began early summer 2022, during this period of time the HOME-ARP Coordinators worked closely to strategize and create consultation tools. In addition, HUD trainings and resources were fundamental in forming the framework of the planning process. The Master Contact List includes over 150 local and regional stakeholders, public agencies, and elected officials that address the needs and can identify the gaps in services for the qualifying populations. The utilization of this consultation tool was essential and effective in coordinating the consultation meetings. In order to broaden input from the community, a second consultation tool was created, a region wide survey. The HOME-ARP Consultation Survey to gather information on the gaps in services, priority needs, and recommendations to assist the qualifying population in McAllen and Hidalgo County. The survey was available to the community from mid-December until the end of January, a Spanish version and hard copy available by request. The City together with Hidalgo County Urban County selected over 35 agencies to meet one-on-one, including Salvation Army, Women Together, Catholic Charities, and 2-1-1 Texas, the selection method applied ensured all agencies listed on CPD-21-10 participated. The consultations were held individually, collecting regional data demographics, priority needs, gaps in services, and suggestions to better assist the qualifying populations. The preferred methods of consultation were in-person, telephone conference, and video conference. Despite multiple attempts, a few agencies opted not to participate. The third consultation tool, a consultation guide modified to the organization services facilitated the discussions; garnering community data by identifying barriers and priority needs for the qualifying population. While the City and Hidalgo Urban County Program approached the consultation collectively, each assessed their jurisdiction qualifying population's needs, gaps in services, and recommendations and suggestions.

A total of 18 agencies were scheduled, the consultation guide included the following discussion topics:

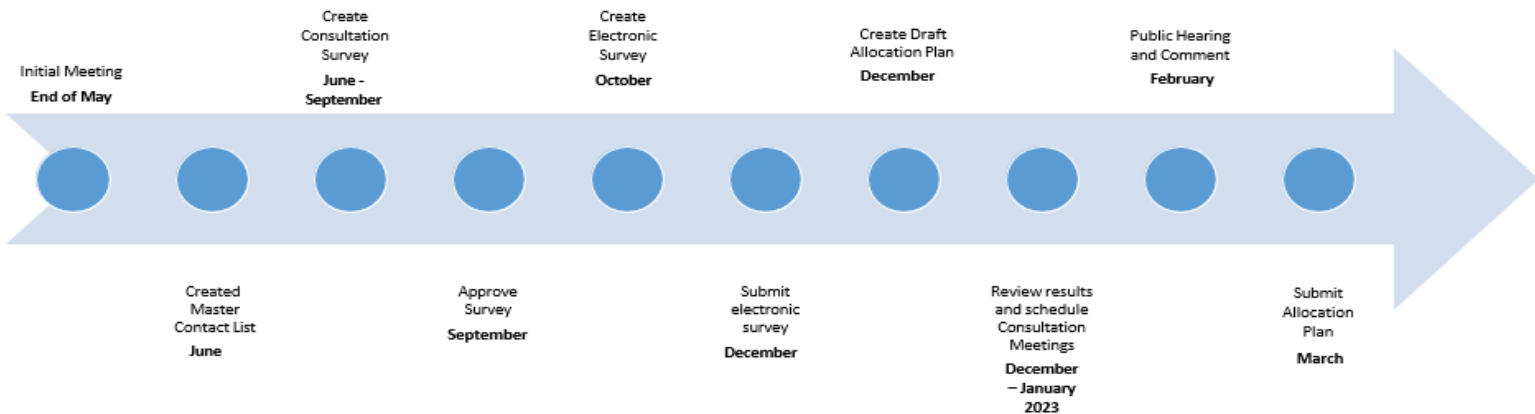
- Hidalgo County Urban County and City of McAllen Allocations
- Qualifying Populations
- Eligible Activities
- Allocation Plan submission deadline
- Unmet, shelter, housing and services
- Supportive services
- Gaps in services
- Priority needs
- Characteristics of housing markets
- Demographics

- Recommendations and suggestions

Annually we participate in the Point-In-Time (PIT) to collect the census of the homeless population, unsheltered and sheltered in the City of McAllen. Reported households and individuals in Point-In-Time Annual Report American Community Survey and Comprehensive Housing Affordability Strategy data collected determined McAllen’s demographic composition. Housing Inventory (HIC)The housing inventory identifies and projects the needs for stable and affordable housing in the City of McAllen; analyzing the data captured a higher total year round beds occupied compared to other areas in Texas. Texas Homeless Network, the lead agency for the Balance of State Continuum of Care (Tx BoS COC), identified strategies to improve the quality of life for the qualifying population. Community participation was imperative during the consultation period; tailoring the needs for all persons with disabilities/handicapped, non-English speaking, or limited English proficiency (LEP) persons requiring interpreters was accessible.

The City of McAllen and Hidalgo County Urban County Program kept track of the consultation planning by creating a HOME-ARP Allocation Plan Timeline.

HOME-ARP Allocation Plan Timeline



Organizations consulted, summary feedback received from these entities.

| Agency/Org Consulted | Type of Agency/Org | One-on-One Consultation | Qualifying Population | Feedback |
|--|--|---|-----------------------|---|
| The Salvation Army of McAllen | Homeless Service Provider | Telephone Conference December 20, 2023 | QP 1 QP 2 | The director discussed the most underserved group are families due to space capacity. Single men shelters also always at capacity. Mental health issues are not properly addressed triggering a continued cycle. Increase of requested shelters witnessed after COVID-19. Title 42 also continues poses an issue with short staff, supplies, and services. Demographics include Hispanics. The organization works with other agencies and churches to referrer out ineligible individuals. Rental assistance is a need but FMR requirements prevents the services since the cost of housing has only increased. Landlords a have “zero” tolerance for late rent. The shelter is always at capacity; resources need to keep up with demand. No wait list, first come first serve. Priority under the eligible activity is development and support of affordable housing. |
| Affordable Homes of South Texas, Inc. | Organization that address civil rights/ fair housing /needs of people with disabilities | Telephone Conference December 27, 2022 | QP 2 QP 4 | The agency provides affordable housing in the Rio Grande Valley. The biggest gap in services are affordable housing, constructions cost, and increased cost of living. |

| | | | | |
|---|---|---|-------------------------------|---|
| | | | | <p>Unfortunately, the occupations held by the homeowners don't usually provide financial accommodations for today's expenses. Under their services 50% AMI and lower is difficult to assist. The clientele include 50% - 80% AMI, Hispanics, and family members of 3-4. Housing characteristics is burden with raised construction cost. They service veterans; however, funding is limited for rehab projects. Usually referred out to other community agencies. No current wait list. From the eligible activity development and support of affordable housing is a priority need.</p> |
| Silver Ribbon Community Partners | <p>Organization that address civil rights/fair housing/needs of people with disabilities</p> | <p>Telephone Conference December 28, 2022</p> | <p>QP 1 QP 2 QP 4</p> | <p>Director discussed the services provided to the elderly and disabled in both Hidalgo and Starr County. The most requested supportive service is utility assistance followed by rental. COVID-19 increased the need for the supportive services. Assistance can only be provided one a year and two consecutive years, third year they are ineligible. Age requirement 62+ with a few funding sources requiring 65+. Two income groups include no income or fixed income (SSI). The highest income group is 0-30% AMI, more women, and predominately Hispanics. Gaps in services are home repairs (ramps). Affordable</p> |

| | | | | |
|-----------------------------|---|--|-------------------------------|---|
| | | | | <p>housing is an issue rent continues to increase something of \$800 is still not suitable for their needs. If they are unable to provide assistance client is referred out to community agencies and local churches. Citizenship is not an issue. No wait list. Tracking system is internal database (excel spreadsheet). They have witnessed Homeless seniors with no place to go (don't want to go to the shelters). This group usually does not have transportation facing many more limitations. Disabilities include physical and mental. From the eligible activities, the priority need is development and support of affordable housing.</p> |
| Work Force Solutions | Organization that address civil rights/fair housing/needs of people with disabilities | Telephone Conference December 29, 2022 | <p>QP 1 QP 2 QP 3</p> | <p>The community liaison provided information on services, gaps, and priority need which is to provide job training or continuing education so individual can be successful. They provide services to anyone in the three different counties Hidalgo, Starr, and Willacy. The needs of services vary throughout the year the youngest eligible applicants are 16+ which come during the summer; the region covers mostly Hispanics. Anyone who receives SSI/SNAP/ and TANF are considered low-income. A priority need is rental and utilities for people who are unable to sustain a job while</p> |

| | | | | |
|----------------------------------|---|---|----------------------|--|
| | | | | they are completing their higher education. There is not a service gap but more of a need for individuals unable to follow-through with their plan to complete the job training or education, unfortunately, COVID-19 only strengthen their dependence of these services. |
| United Way of South Texas | Private Agency that address the needs of the qualifying populations | Telephone Conference January 4, 2023 | QP 1 QP 2 QP 4 | The president of the organization provided information on agency and services that receive funding. She emphasized how the problems needs to be addressed from the root; supportive services is the priority need. Three specific groups highlighted are elderly, disabled, and single moms. TBRA is short-term solution, which provides temporary housing stability for the qualifying populations. The priority need is making affordable housing for all. COVID-19 decreased numbers for participating agencies. There was an increase seen with domestic violence but some refusing going to a shelter as a result of COVID-19. The meeting ended with embracing changes and listening to the new needs necessary to assist the qualifying population into permanent affordable housing. |
| Endeavors - McAllen | Veterans Groups | Telephone Conference January 4, 2023 | QP 1 QP 2 QP 3 | The director discussed the needs of homeless veterans and how barriers limited those discharged |

| | | | | |
|---|---|---|----------------------|---|
| | | | | <p>dishonorably or have criminal backgrounds. Based on their experience it is easier to work with private property owners' rather than corporate property owners. The importance of providing supportive services including education, employment, health care, and mental health to decrease the number of homeless veterans. No wait list. The clients served are mostly single-male with the age group being 45-70 years old, with an income being less than 35% AMI. Limited shelters in the area, access to transportation for residing outside of city limits, utility assistance was listed as priority services. The cost of living is too expensive hindering this already vulnerable population. COVID-19 waived rules to allow more assistance but they have strict 60% rapid rehousing and 40% homeless prevention. HMIS is the databased used to keep track of assisted clients.</p> |
| Tropical Texas Behavioral Health | Private Agency that address the needs of the qualifying populations | Telephone Conference January 4, 2023 | QP 1 QP 2 QP 4 | <p>Directors provided fundamental feedback on homeless individuals that suffer from mental illness. In order to receive supportive and housing services they need to be patients. The service Hidalgo, Cameron, and Willacy. Hidalgo is the highest served. They do a lot of community outreach in the park and local</p> |

| | | | | |
|----------------------------------|-----------------------------|---|----------------------|---|
| | | | | <p>shelters. COVID-19 only furthered the growing problem of depression. People who suffer from mental illness may be challenging to place in to a shelter. Gaps in services include limited shelters there are only two in Hidalgo with specific requirements. Clients are referred out to Cameron County because no day shelter is available in Hidalgo. PATH is an internal program offered to clients who need short-term rental assistance, furniture, and supportive services. This program is implemented to address areas to help improve and reduce homeless among their clients, including, homeless veterans. There are a few challenges with FMR increasing but are doing their best to navigate it with increasing supportive services. Low-barriers includes long wait list, in-person appointments for services, transportation, government issued IDs. Development and support of affordable housing is listed a priority.</p> |
| McAllen Housing Authority | Public Housing Agency (PHA) | Telephone Conference January 4, 2023 | QP 1 QP 2 QP 3 | <p>The director described the priority needs, gaps, and COVID-19 impact. They service income groups between 30%-60%. They currently house 89 public units with qualifying populations, 54 emergency homeless at risk, vouchers</p> |

| | | | | |
|---|--|-------------------------------------|-------------------------------|---|
| | | | | <p>99% utilization. Gaps in services include asking for housing, more resources, and unit search. They have voiced needing more vouchers but are limited. FMR follows HUD standards; zip codes provide little flexibility for unit eligible cost. 21 vouchers have been distributed to veterans. The priority need for eligible activity includes development and support of affordable housing. COVID-19 enhanced how services were being offered, however, an increase income between 0-30percent AMI. Overall, the tenants adopted to the changes. The waitlist is purged every other month with a maximum of 100. The numbers on the waitlist have remained steady; average time of assistance can take up to one year.</p> |
| <p>Hidalgo County Community Service Agency</p> | <p>Private Agency that address the needs of the qualifying populations</p> | <p>Zoom meeting January 4, 2023</p> | <p>QP 1 QP 2 QP 4</p> | <p>Director discussed with us the different services provided to residents of Hidalgo County by the organization and the qualifying populations served. At Hidalgo County Community Service Agency, the five qualifying populations receive housing and supportive services, but multiple gaps remain. Gaps in housing include transitional housing and affordable housing. According to the director, these are the main housing needs for all qualifying</p> |

| | | | | |
|--|--|--|--|--|
| | | | | <p>populations, especially for single-mother households. Reports indicate that teen pregnancy is at its highest and is double the national average in Hidalgo County. This statistic supports such statement. Veterans are in a high need for these housing services as well. Director reiterated the need to incorporate supportive services that include education, job training, health care, and counseling to help those at risk of homelessness. This agency has seen an increased number of people victims of domestic violence during and after the COVID-19 pandemic. Overall, the COVID-19 pandemic increased the need for all kinds of services. One of the biggest downfalls of programs created in consequence of the pandemic is the creation of emergency services, but in reality, there is an unmet need for transitional services. Barriers to providing services include lack of access to technology, immigration status, lack of trust in the system, and getting the word out about help available. Furthermore, the agency does not have the capacity to service the high number of people in need, there are only four case managers and more staff is needed. CSA Director concluded the meeting with</p> |
|--|--|--|--|--|

| | | | | |
|----------------------|--|-----------------------------------|--------------|---|
| | | | | <p>a final statement alluding to the fact that Hidalgo County lacks a one-stop shop where all-around services are available for residents. Transition is key for residents, the goal is not just to service them but to get them in a better socioeconomic status.</p> |
| Emily's Meals | Public Agency that address the needs of the qualifying populations | In-person meeting January 4, 2023 | QP 1 QP 2 | <p>The president of the organization agreed to meet for a consultation where our main interest was to obtain a more in depth understanding of the homeless situation in our area. Emily's Meals started more than 7 years ago and since then, this non-profit has delivered 40 meals to 40 homeless people every day, weekends and holidays included. This non-profit receives donations from churches of all denominations and individuals whose interest is to help those in most need. Although this agency serves to the homeless in a daily basis, they stated they deal with all five qualifying populations. According to our consultation, one of the biggest needs for the homeless is transportation services that takes them to the closest shelter available. There is a lack of shelters available and a lack of supportive services such as education, job training, health care, transportation, and mental health. The President of Emily's Meals</p> |

| | | | | |
|----------------------------------|--|------------------------------|----------------------|--|
| | | | | made it clear that he has seen homeless people come from all different backgrounds and all different ethnicities. The homeless population at Hidalgo County is mainly composed of Hispanics, but there is also a considerable number of white males migrating from the North and single parents with and without children. As other agencies have also stated, Emily's Meals is in need of volunteers to continue their mission to deliver 40 meals to 40 homeless daily. There is a high need of a one-stop shop where all supportive services are available for the qualifying populations, as currently in our area, services are scattered at different locations and this is a barrier to obtain such services. Most people of this population do not have transportation and/or access to technology/cell phone to request assistance of any kind. |
| Texas RioGrande Legal Aid | Public Agencies that address the needs of the qualifying populations | Zoom meeting January 5, 2023 | QP 1 QP 2 QP 4 | The representative for this agency specified that the population they most service are those at-risk of homelessness. On a daily basis, TRLA deals with eviction cases, family law, court registry, resident rights, rental assistance, housing services, and outreach. According to our consultation, the most requested service is rental-assistance. The COVID-19 |

| | | | | |
|--|---------------------------|----------------------------------|------------------------------|---|
| | | | | <p>pandemic increased rental-assistance requests from at risk population, among the most affected groups are the elderly, people with disabilities, and single-parent households. For TRLA the gaps include supportive services such as counseling, education, job training, and health care. Continuous request have been made by clients for financial assistance to help them pay for past rent and utilities. From the eligible activities for HOME-ARP, the most needed for the population served by TRLA are rental assistance, supportive services, homeless prevention services, and housing counseling. The production and preservation of affordable housing is another activity that will benefit their clients.</p> |
| Catholic Charities of the Rio Grande Valley | Homeless Service Provider | Zoom Meeting January 12, 2023 | QP 1 QP 2 QP 3 QP 4 | <p>The executive director described the importance of identifying the needs for each qualifying population since they are so different. She explained how human trafficking is not visible therefore limiting resources. The difficulty of properly caring for the qualifying population is a concern. The need to address first those at-risk of homelessness because the increase of cost of living and low wages prevents them from accessing basic needs such as groceries; these groups are families and single</p> |

| | | | | |
|--|--|--|------|---|
| | | | | parents. Community referrals occur to ensure services are provided to the qualifying population. The focus on the unmet housing and supportive services is critical. |
| C.A.M.P. University | Organizations that address civil rights/fair housing/needs of people with disabilities | Telephone Conference January 12, 2023 | | The director explained how the he organization provides post high-school services to disabled adults to continue enhancing their cognitive skills. The executive director manages a staff of six with about 25 campers. The services are provide year round. The maximum a family pays a month if the campers attend 5 times a week is \$300; their cost has not increased since 2017 and family are charged less than 1/3 of the actual costs; all campers are considered “presumed” due to disability. COVID-19 caused burden due to health conditions one campers passed away as a result. The priority need for the qualifying population is development and support of affordable housing. |
| McAllen Independent School District | Public Agencies that address the needs of the qualifying populations | Telephone Conference January 12, 2023 | QP 1 | The McKinney-Vento Liaison explained how they provide supportive services to the students and parents identified under McKinney Vento. They rely on community agencies for emergency shelters and hotel vouchers. The students have access to different supportive services depending on the need to reduce the time student is |

| | | | | |
|---------------------------|--|--|----------------------|--|
| | | | | <p>out of school such as bus vouchers. Unaccompanied youth struggle the most usually the ages between 16 -17since they are not old enough to sign a contract. Staff coordinates with coaches to lend the showers to these students. The priority need is development and support of affordable housing. However, she reiterated the need for emergency assistance (hotel vouchers); these students need services available to them the same day, being on a waitlist or following the application process that can take a few weeks does not help the student but further distract them from attending school. The community liaison and staff oversee this current school year 2022-2023 approximately over 400 students. Shelters are always at capacity increasing family units would definitely help. Overall, the goal and mission is to ensure the student graduates by providing all the necessary resources available.</p> |
| Easter Seals - RGV | Organizations that address civil rights/fair housing/needs of people with disabilities | Telephone Conference January 16, 2023 | QP 1 QP 2 QP 3 | The executive director describes how they provide services to young individuals that have disabilities. They recently opened a Family Resource Center to assist families that do not have access to technology or WI-FI and exploring additional |

| | | | | |
|--------------------|--|--|----------------------|--|
| | | | | resources through the help of staff. The center has a food and diaper pantry, free counseling, and nursing room. Since they open on average, 25 families receive assistance monthly. The gaps in services include reliable transportation to complete in person applications such as housing services. The priority need is temporary, safe and clean housing. Ensuring integration is available in all neighborhoods. Continue the building of affordable housing, and offering rental assistance. |
| 2-1-1 Texas | Public Agencies that address the needs of the qualifying populations | | QP 1 QP 2 QP 4 | The 211 Emergency Management Coordinator described the current unmet housing needs at Hidalgo County and listed affordable housing and rental assistance as their top priorities. Food assistance is the top priority for Hidalgo County residents, followed by utilities assistance. 211 maintains daily, weekly, bi-weekly, monthly, and annual reports of calls requesting services. As an organization, 211 intends to offer the community a call center where they can find all the assistance they need when they need it. One of their major concerns is that residents are not aware of the existence of 211 and that there is still a considerable percentage of public services that have yet to be added on their directory or have not updated their contact information. The biggest barrier is the lack of |

| | | | | |
|--|--------------------------|--|-------------------------------|---|
| | | | | <p>transportation, especially for those residing outside of McAllen, Mission, and Edinburg area. All priority services such as health care, food assistance, and rental assistance are located in the bigger cities of Hidalgo County. The number of calls for rental assistance and of people looking for jobs increased considerably after COVID-19. 211 believes what can improve the delivery of services to McAllen and Hidalgo County services is the creation of a big network of major services and ensure residents are aware of available services.</p> |
| <p>Texas Continuum of Care – Texas Homeless Network</p> | <p>Continuum of Care</p> | <p>Telephone Conference January 20, 2023</p> | <p>QP 1 QP 2 QP 4</p> | <p>The Director of Engagement for Texas Homes Network, the lead agency in the Texas Balance of State Continuum of Care explained how their annual reports Point-In-Time (PIT) Count, Housing Inventory County (HIC), Homeless Management Information System (HMIS) data captures the number of people experiencing homelessness. The PIT for McAllen captured 3 reports one showing info about people living in unsheltered situations; one showing info about people living in sheltered situations; and one that combines info about both those groups. The HIC shows what shelter and housing is available to people experiencing homelessness (emergency shelter and transitional housing) and people exiting homelessness (rapid re-</p> |

| | | | | |
|-----------------------|--------------------------|-------------------------------|------|---|
| | | | | <p>housing and permanent supportive housing). The need of establishing a homeless coalition in Hidalgo was an important talking point during the consultation; this could strengthen the community network and provide additional resources to the qualifying population. When asking her about familiarity to the priority needs and gaps in services in McAllen and Hidalgo County she encouraged to seek input from all community agencies.</p> |
| Women Together | Victims Service Provider | Zoom Meeting January 23, 2023 | QP 3 | <p>The Director explained she has 29 employees and relies on state, federal, and local funding to sustain all costs at times difficult with unexpected expense. They need operating money to sustained staff and building maintenance for a 16-unit apartment complex, used for transitional housing, The building is open 24/7 with three different staff shifts. Services offered to survivors include emergency shelters, counseling (need for long-term counseling for trauma), legal services and educational services, a men's program - men charged with domestic abuse, and other services to keep them safe and stabilize the life a survivor and family. The organization is the only one in Hidalgo located in McAllen (50% of their clientele). There are 2</p> |

| | | | | |
|--|--|--|--|--|
| | | | | outreach offices in McAllen including the Family Justice Center. They work closely with other shelters in the neighboring counties to house a survivor and family, no wait lists. A barrier mentioned was transportation, some of these families live outside of city limits making it difficult to access services. |
|--|--|--|--|--|

DRAFT

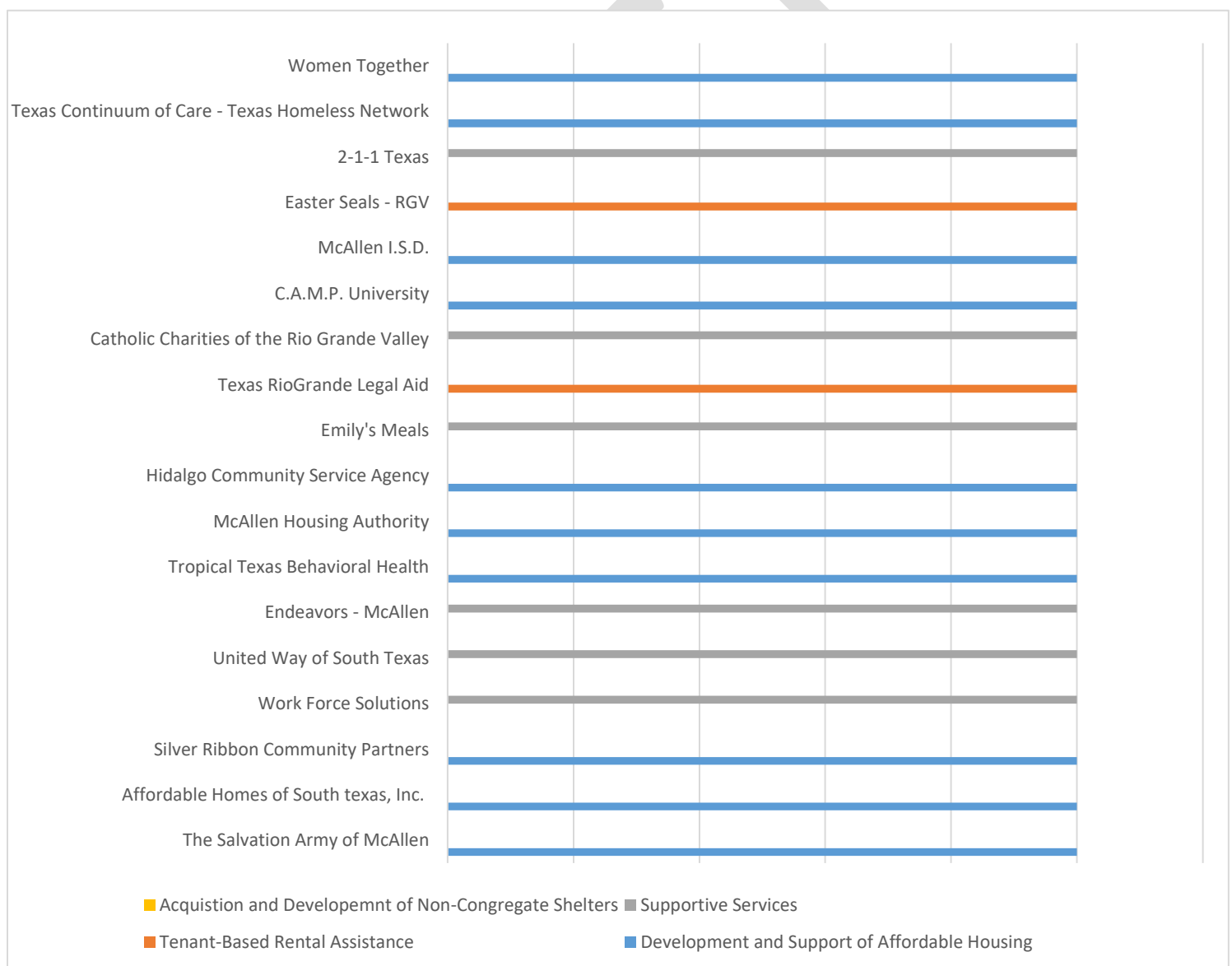
| Agency/Org Consulted | Type of Agency/Org | Method of Contact | Qualifying Population | Unsuccessful Attempts |
|---|--|-------------------|------------------------------|--|
| Valley AIDS Council (VAC) | Homeless Service Providers | Email | QP 1 QP 2 QP 3 QP 4 | December 16, 2022 January 6, 2023 |
| Hidalgo County Emergency Management | Public Agencies that address the needs of the qualifying populations | Email | QP 1 QP 2 QP 4 | December 16, 2022 January 6, 2023 January 9, 2023 (declined) |
| Children Advocacy Center Hidalgo and Starr Counties (CACHSC) | Victims Service Providers | Email | QP 3 | December 19, 2023 December 20, 2023 January 6, 2023 |
| El Milagro Clinic | Public Agencies that address the needs of the qualifying populations | Email | QP 1 QP 2 QP 3 QP 4 | December 19, 2023 January 6, 2023 |
| CASA of Hidalgo County, Inc. | Victims Service Providers | Email | QP 3 | December 19, 2023 January 9, 2023 |
| Texas Department of State Health Services | Public Agencies that address the needs of the qualifying populations | Telephone | QP 1 QP 2 QP 3 QP 4 | February 2, 2023 |
| Community Hope Projects, Inc. / Hope Family Health Center | Public Agencies that address the needs of the qualifying populations | Email | QP 1 QP 2 QP 3 QP 4 | January 6, 2023 |
| Nuestra Clinica del Valle - Pharr | Public Agencies that address the needs of the qualifying populations | Email | QP 1 QP 2 QP 3 QP 4 | December 16, 2023 January 6, 2023 |
| Access Esperanza Clinics, Inc. | Public Agencies that address the needs of | Email | QP 1 QP 2 QP 3 | December 19, 2023 |

| | | | | |
|--|--|--------------------|----------------------|--|
| | the qualifying populations | | QP 4 | |
| Fair Housing Council of Greater San Antonio | Organizations that address civil rights/fair housing/needs of people with disabilities | Email Telephone | QP 1 QP 2 QP 4 | Hidalgo County Urban County December 19, 2022 January 12, 2023 January 18, 2023 City of McAllen February 1, 2023 |

DRAFT

Summary feedback received from one-on-one discussions.

During the consultation, participating agencies ranked the four eligible activities based on the priority needs in the community. The highest ranked priority need for the qualifying populations is development and support of affordable housing. The agencies concurred the affordability in the area was unreasonable for the qualifying population to sustain much less with the increase of cost of living. Supportive services to assist the qualifying populations was the second highest ranked. These agencies expressed how supportive services sets the foundation through education services by precluding the cycle of homelessness. The third highest ranked need is tenant-based rental assistance with minimum expressing interests due HUD Fair Markets Rents (FMR); rent in the region is too expensive. No agency prioritized acquisition and development of non-congregate shelters. Community agencies are proactively working on delivering services to individuals or households who are homeless, at risk of homelessness, and other vulnerable populations.

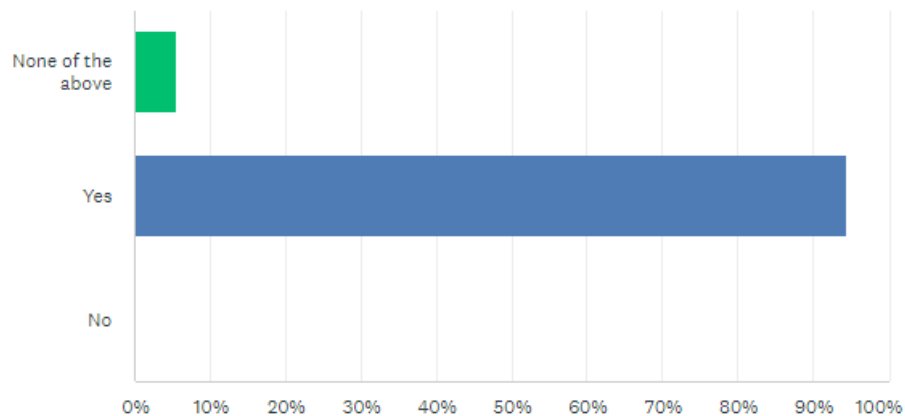


HOME-American Rescue Plan Consultation Survey Feedback

Collected responses from the survey participants.

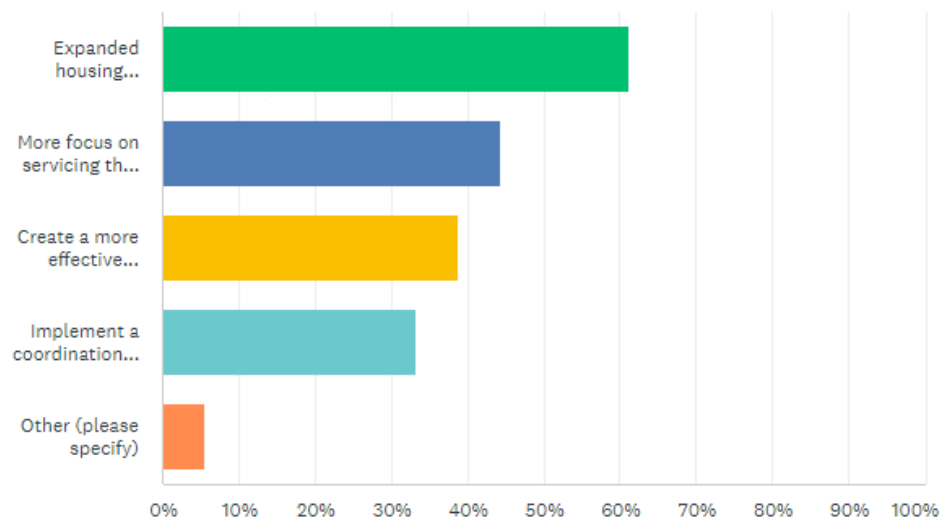
Due to COVID-19, have you witnessed an increase of individuals needing assistance?

Answered: 18 Skipped: 2



In your opinion, which of the following approaches should your city/community implement to combat homelessness?

Answered: 18 Skipped: 2



Individual response from a survey participant.

Are you aware of an exemplary efforts that prevents or responds to the problems of homelessness in your community? If yes, please provide a brief description.

There use to be a homeless coalition. However, we need to redefine homeless for our area. Multiple families living in one small room in my opinion is homelessness.

Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- Public comment period: start date - 2/13/2023 end date - 3/7/2023
- Public hearing: 2/23/2023

Efforts to broaden public participation

In order to solicit input, two public hearings were held during the development of the Allocation Plan. The County held the first public hearing, Wednesday, February 22, 2023 followed by two more public hearings Thursday, February 23, 2023 and Monday, March 6, 2023 at 5:30 p.m.. All comments were considered and their effect on this Allocation Plan may be viewed in summarizations of comments and recommendations. Further, the draft of the Allocation Plan was made available for public comment on Wednesday, February 15, 2023 through an announcement in The Monitor, the newspaper of largest circulation, and in El Periodico, a Spanish-written newspaper. The comment period expired on Thursday, March 2, 2023.

As an entitlement community, a Citizen Participation Plan (CPP) has been adopted. Adherence to its particulars is detailed within this document in the Appendix .Of note; the CPP mandates a minimum 15-day notification prior to holding a public hearing.

In addition, this document was made available for public review for no less than 15-days as mandated by HUD Notice CPD-21-10. The City's comment period began on Wednesday, February 15, 2023 and expired on Thursday March 2, 2023.

Posting of notices were placed in the City's outside bulletin board, which is readily accessible 24-hours a day. All public hearings held in conjunction with the solicitation of public comment occurred in handicapped accessible facilities.

Efforts to engage citizen participation were made through traditional means such as publications in the newspaper and postings outside City Hall as well as less traditional means included utilizing social media and online/internet postings and notices.

In addition, a community wide-survey was available to community HOME-ARP Consultation Survey open from Mid-December and late January.

A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

Summarize the comments and recommendations received through the public participation process:
Comment period ends March 7, 2023 at 5:00 p.m.

Summarize any comments or recommendations not accepted and state the reasons why:
Comment period ends March 7, 2023 at 5:00 p.m.

Needs Assessment and Gaps Analysis

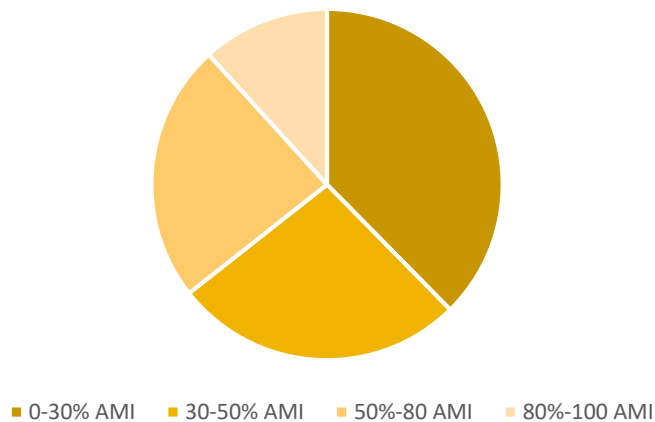
PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template

Homeless Needs Inventory and Gap Analysis Table

| Housing Inventory Count Report | | | | | | | | | | | | | | | Point-In-Time | |
|--------------------------------|-------------------------------|-------------------|-------------------------------|--------------------------------|--------------------------------|------------------------------------|---------------------------------------|-------------------------------------|--|--|--------------------------------------|---|---|-----------------|----------------------------|-------------------------------|
| Proj. Type | Organization Name | Target Population | Beds (Households w/ Children) | Units (Households w/ Children) | Beds (Households w/o Children) | Beds (Households w/ only Children) | Veteran Beds (Households w/ Children) | Youth Beds (Households w/ Children) | Chronic Homeless Beds (Households w/ Children) | Veteran Beds (Households w/o Children) | Youth Beds (Households w/o Children) | Chronic Homeless Beds (Households w/o Children) | Chronic Homeless Beds (Households w/ only Children) | Year-Round Beds | Homeless Population | |
| Rapid Re-Housing | Endeavors, Inc. | NA | 0 | 0 | 2 | 0 | 0 | 0 | | 2 | 0 | | | 2 | 53 Persons Sheltered | 202 Persons Unsheltered |
| Rapid Re-Housing | The Salvation Army of McAllen | NA | 0 | 0 | 4 | 0 | 0 | 0 | | 0 | 0 | | | 4 | | |
| Permanent Supportive Housing | Housing Authority of McAllen | NA | 0 | 0 | 21 | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 0 | 21 | | |
| Emergency Shelter | Mujeres Unidas/Women | Domestic Violence | 45 | 3 | 0 | 0 | 0 | 0 | | 0 | 0 | | | 45 | | |
| Emergency Shelter | The Salvation Army of McAllen | NA | 0 | 0 | 32 | 0 | 0 | 0 | | 0 | 0 | | | 32 | | |
| Transitional Housing | Mujeres Unidas/Women | Domestic Violence | 14 | 4 | | 0 | 0 | 0 | | 0 | 0 | | | 14 | | |
| Other Permanent Housing | Housing Authority of McAllen | NA | 29 | 29 | 25 | 0 | 0 | 0 | | 0 | 0 | | | 54 | | |

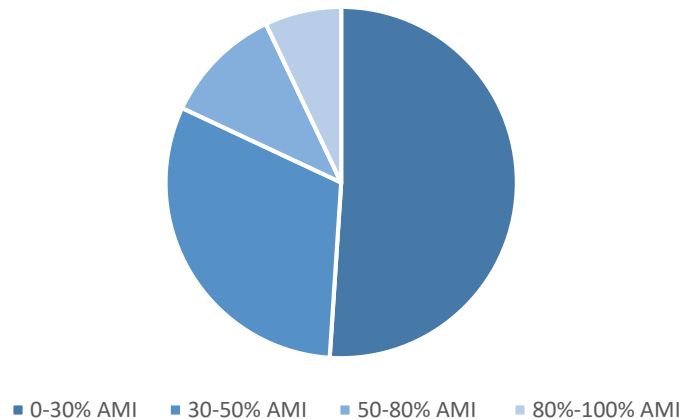
Renters Housing Needs Inventory

Renters Household Income



Comprehensive Housing Affordability Strategy (CHAS)

Households with one or more housing problems



Comprehensive Housing Affordability Strategy (CHAS)

Size and demographic composition of qualifying populations within the City of McAllen

City of McAllen was the only city of the four public jurisdictions in Hidalgo County awarded a one-time allocation for HOME-ARP. The City estimates a population of over 143,000 increasing significantly since the last count done in 2010 by the United States Census Bureau. Predominately of Hispanic race, approximately 86% captured; 59.7% white, only. As of July 1, 2022 the number of veterans residing in McAllen are 3,632. Housing cost in the area reflected the median value calculated \$138,200; renters are paying a median gross rent of \$878. Disabled persons under the age of 65 were 8.3% of about 11,869 individuals. The average median household income is \$52,422 from 2017-2021. Poverty levels spiked to 21% of about 30,030 people in McAllen. This comprehensive data demonstrates race, housing costs, veterans, and disabled and poverty persons within the City's boundaries.

Specifically, the size and demographics of the qualifying population are exhibited in the Point-In-Time (PIT), American Community Survey (ACS), and Comprehensive Housing Affordability Strategy (CHAS), Continuum of Care Housing Inventory Count (HIC), National Incident – Based Reporting System (NIBRS) Crime Report 2022, and Texas Crime Report for 2021

Homeless, as defined in 24 CFR 91.5

As previously noted, the City annually participates in the Point-in-Time (PIT); a one-day census count for people who are experiencing homelessness that are sheltered and unsheltered. Texas Balance of State 2022 PIT County reported a total of 255 people who are experiencing homelessness in the City of McAllen. The PIT count records age, gender, ethnicity, and race aggregating the information to address homelessness and combat housing disparities.

The PIT Count surveyed 255 people; age groups categorized in three sections adults aged 18 or older, young adults age 18 to 24, and children under 18. The census found a total of 179 adults, 16 young adults, and 76 children in the City experiencing homelessness. The total number of households with at least one adult and one child were 48. No reports of transgender or other genders; only male and female. There was a higher count for female reporting at 84 and less males at 57. 134 individuals, identified themselves as Hispanic with less than six reporting as non-Hispanics. 75 people provided their race totaling 41 White, 4 Black-African American or African, and 30 multiple races.

Households without children comparatively was higher; total number of households reported 108 with 112 persons. Adults age 25 or older composed most of the number of individuals among the 105; fewer number of young adults with only seven reporting. Mostly men were identified 43 total and 19 female. No reports of transgender or other genders. A total of 33 Hispanics and 26 Non-Hispanics. The census indicates three reported races 44 white, 8 Black-African American or African, 1 multiple races.

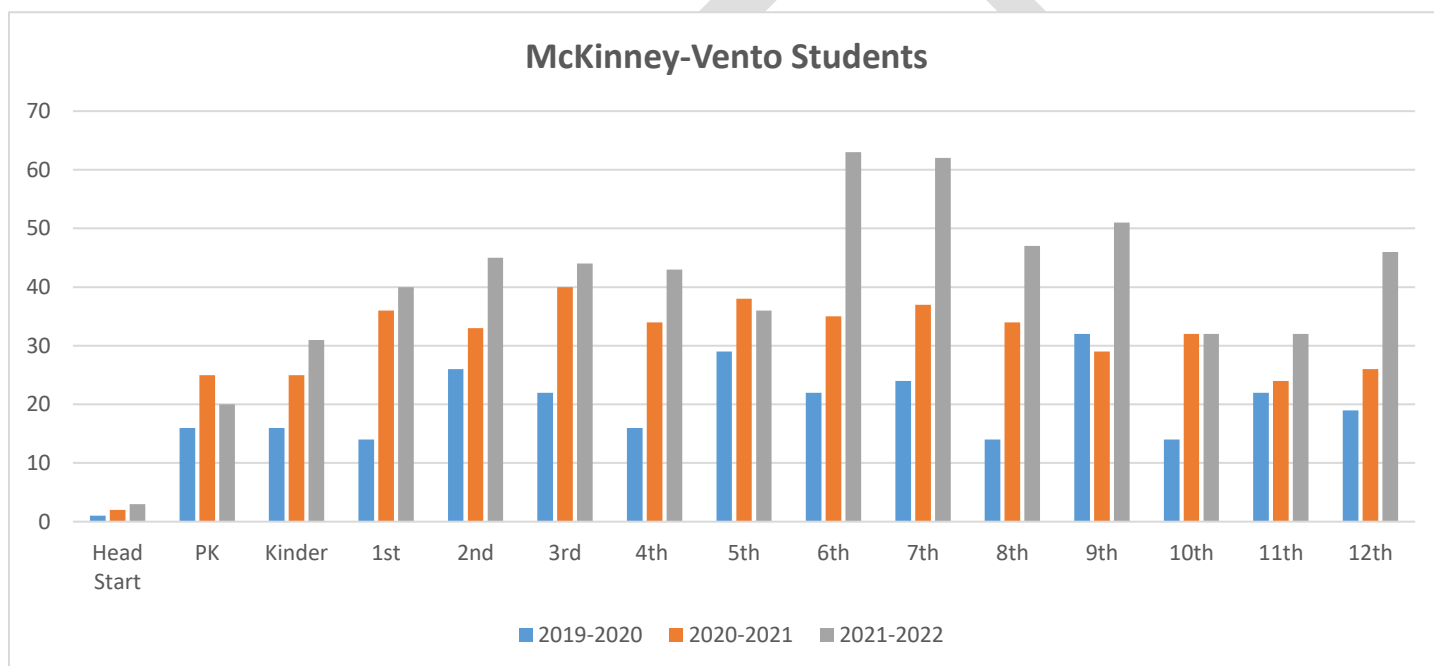
Veterans and families experiencing homelessness, a specific group identified in the CPD-21-10, were counted during the PIT. The data identified one veteran with a household with at least one adult and one child, totaling four persons. The veteran's ethnicity was Hispanic and race White. Veteran's households without children totaled five with six persons. A higher count for men at four and one female. This small group had less Hispanics with only one and more Non-Hispanics at four. The reported race was three White and one Black, African and American or African.

The census identified six unaccompanied youth households, ages 18 to 24, providing limited information only reported their gender one male and one female, both reported as non-Hispanic.

Among the 179 adults reported in the PIT Count, the census conducts a series of questions to determine those counted if they have a serious mental illness, substance use disorder, HIV/AIDS, and survivors of domestic violence. A total of 30 adults disclosed their diagnosis; 11 have serious mental illness, 10 confirmed having substance use disorder, 9 are survivors of domestic violence.

No chronically homeless person reported in the Texas Balance of State 2022 PIT Count within the City of McAllen.

McKinney-Vento Liaison – Social Service Case Manager for McAllen Independent School District oversees students from all grade levels identified under the McKinney-Vento Homeless Act (42 U.S.C. 11434a). Each students receives housing and supportive services to continue attending classes with minimal disruption. Youth experiencing homelessness were identified in each grade level. McKinney Vento (Homeless) Students by Grade Level data presented for 2019-2022 school year totaled 287 students; the highest-grade level was 9th grade with 32 students. The next school year 2020-2021, the combined total of students was 450 students; 8th grade identified a total of 34 students. Last school year of 2021-2022, the number of students increased with a total of 595; 6th grade was the highest with 22 students. The current school year of 2022-2023 reflects about the same numbers reported for the previous school year.



McAllen Independent School District

At risk of Homelessness, as defined in 24 CFR 91.5

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

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

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD.

The only shelter in the Hidalgo County for victims of domestic violence, dating violence, sexual assault and stalking is Women Together Foundation, Inc. located in McAllen. They provide services for survivors seeking housing at the emergency shelter. In 2022, the emergency shelter reported in the Housing Inventory Count (HIC) a total of 14 beds with households with children and 4 units with households with children. They operate a transitional housing complex of 16-apartment style units of two or three bedrooms; year round they are at capacity. Housing Inventory Count recorded 45 beds for households with children and 3 units for households with children. A significant demographic characteristic of persons seeking assistance are women with children and a few men. The victims of domestic violence, dating violence, sexual assault, human trafficking, and stalking are all in need of housing assistance. Of these, an estimated a high percentage are female headed-households.

Historic data shows the number of victims receiving services is likely to continue. The Texas Crime Report for 2021 filed by Texas Department of Public Safety reported 41 offenses of sexual assault in the City of McAllen. The report also captures human trafficking reports; McAllen was not listed as having high reports in human trafficking. The City of McAllen Police Department annually generates a National Incident – Based Reporting System (NIBRS) Crime Report 2022, an overview of the crimes for each reporting year. NIBRS includes the categories of crimes against persons, crimes against property, and crimes against society. No reported human trafficking (commercial sex acts or involuntary servitude). Over 50 cases of sexual assaults reported, an increase compared to reporting year 2021. In total, a reported 108 sex offenses are reflected in the NIBRS data. The exploitation endured by qualifying population 3 require housing and supportive services to help rehabilitate into permanent housing.

Other Populations where providing supportive services or assistance under section 212(a) of NAHA (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability.

Comprehensive Housing Affordability Strategy (CHAS) accurately captures the size and demographics for the families requiring services or housing assistance to prevent homelessness and at greatest risk of housing instability; including veterans and families, meeting one the components, under the qualifying population CPD-21-10. The defining difference from qualifying population 2 is the income limit. The annual income is less than or equal to 50% of the area median income, as determined by HUD. CHAS recorded a total of 3,335 renters. All renters, have one of the following housing problems incomplete kitchens facilities, incomplete plumbing facilities, or/and more than one person per room. Results indicate the need to improve housing conditions and an economic crisis for the each household identifying 1,220 renters struggling with cost burdens.

Veterans

Endeavors has a satellite office in the city of McAllen; they provide homelessness prevention, rapid rehousing, employment services, mental health care and military life transition assistance for Veterans and their families. Supportive services for Veteran Families (SSVF) program offers 2 years of rent subsidy for veterans the qualifying components include

being enrolled in the SSVF Program must be under the 50% AMI, continuous steady income, ability to pay 65% of monthly rent, live in area served by Endeavors SSVF. In speaking with the Program Director, during the one-on-one consultations, services are provided outside of Hidalgo County; the database collects all veterans served in South Texas; the total number of veterans served by the organization from January 1, 2018 – March 31, 2020 was 437 veterans. The most recent data reflects an increase in the number served with 446 veterans April 1, 2020 – December 31, 2022. Veterans and families require continued assistance to reduce the number of those who are homeless or at risk of homeless, as defined by HUD.

Unmet housing and service needs of qualifying populations

- Sheltered and unsheltered homeless populations;
- Those currently housed populations at risk of homelessness;
- Other families requiring services or housing assistance or to prevent homelessness; and,
- Those at greatest risk of housing instability or in unstable housing situations:

City of McAllen is a hub for housing and service needs for the qualifying populations; the three shelters are Salvation Army of McAllen, Catholic Charities of the Rio Grande Valley and Women Together each manage and operate an emergency shelters and deliver supportive services. During the consultations, each detailed and described the unmet permanent supportive housing, rapid-re-housing, transitional housing, and supportive services for each qualifying population.

Unmet housing and service needs for homeless, as defined in 24 CFR 91.5

Texas Balance of State of 2022 PIT reports unsheltered and sheltered persons experiencing homelessness. A higher count of unsheltered persons reporting 202 and sheltered with only 53. The Director of Salvation Army stressed the need to expand the shelter due to inability to house homeless individuals and families. She specifically, stated the family corridors are always at capacity. Beds for single men are used year-round. No wait list due to immediate assistance and high demand. The greatest unmet housing for qualifying population 1 are permanent housing, rapid-rehousing and transitional housing. The Director and staff explained the barriers to qualify a rental unit due to FAIR Market Rents (FMR); the cost of rent is too high.

The unmet need for a student, as per the McKinney-Vento Liaison for the McAllen Independent School District is the application period. It is difficult to service a student requiring emergency assistance if put on a wait list or approval status is provided within a few weeks of submitting an application. The Liaison and social workers combine efforts with community agencies to accommodate the displace student and family immediately.

Unmet housing and service needs at risk of homelessness, as defined in 24 CFR 91.5

The Executive Director of Catholic Charities of the Rio Grande Valley discussed how the unmet housing and supportive services negatively affect households at risk of homelessness. Further noted in the Comprehensive Housing Affordability those whose income are between 0-30% AMI, 4,960 renters all reported having housing problems. The units available fail to meet adequate living standards with incomplete kitchen facilities, plumbing facilities. Of these housing problems, more than 1 person per room is another component reported; multi-generational households can be attributed to the a higher number of persons living in a rental unit. McAllen Housing Authority (MHA) purges their wait list monthly, due to the high demand of need of housing vouchers and limited availability in their public housing units. Annual PHA Plan 2022 reported 89 public housing units, 1,329 housing choice vouchers, and a combined total of 1,407 providing affordable housing for low-income families. The Executive Director of McAllen Housing Authority every year requests from HUD an increase for housing vouchers; the rise of cost of living and less than 1,500 vouchers available to McAllen renters; despite the

staggering difference of the reported by CHAS with 4,690 renters. The biggest unmet need for this qualifying population is transitional housing.

Unmet housing and service needs for fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD.

Women Together is the only emergency shelter for fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, in the region. They work efficiently to ensure the safety of the victim and survivors of sexual assault. The Director mentioned during the one-on-one consultation how space capacity was not an issue since they work with neighboring counties to house anyone seeking immediate shelter. Nueva Vida Transitional Housing is managed and operated by Women Together for the victims and families. Annually, they assist approximately 13 families the duration of time is 18-months. During this course of time they attend weekly life skills sessions and counseling. The Director emphasized the need to hire more counselors for the long-term trauma suffered by victims of domestic and survivors of sexual assault and their families. Women Together have two counselors; they require additional counselors to meet with the demand of providing long-term trauma counseling. Data from their Program Highlights for 2021 -reported trauma informed counseling programs saw each 279 for individual counseling and 230 for crisis intervention, a combined total of 509. Additionally, the same counselors conduct the sexual assault counseling program seeing 273 sexual assault survivors in 2021.

Other Populations where providing supportive services or assistance under section 212(a) of NAHA (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability.

The need to deliver unmet housing and supportive services to the other population critical as described in consultations as those greatest at risk of housing instability since their income to rent ratio is too low; the income requirement for this qualifying is 0-50% AMI. Most community agencies, stakeholders, and direct providers discussed how they are likely to struggle due to the continued rise of cost of living; most of these individuals are on a fix income or their salary is unable to sustain today's expenses. Furthermore, most expressed the need to make rental assistance available with additional supportive services. Veterans and families most of which are single and older male adults are affected as reported by Endeavors during the consultation. The increase witnessed in the last two years for permanent supportive housing is rooted from the pandemic.

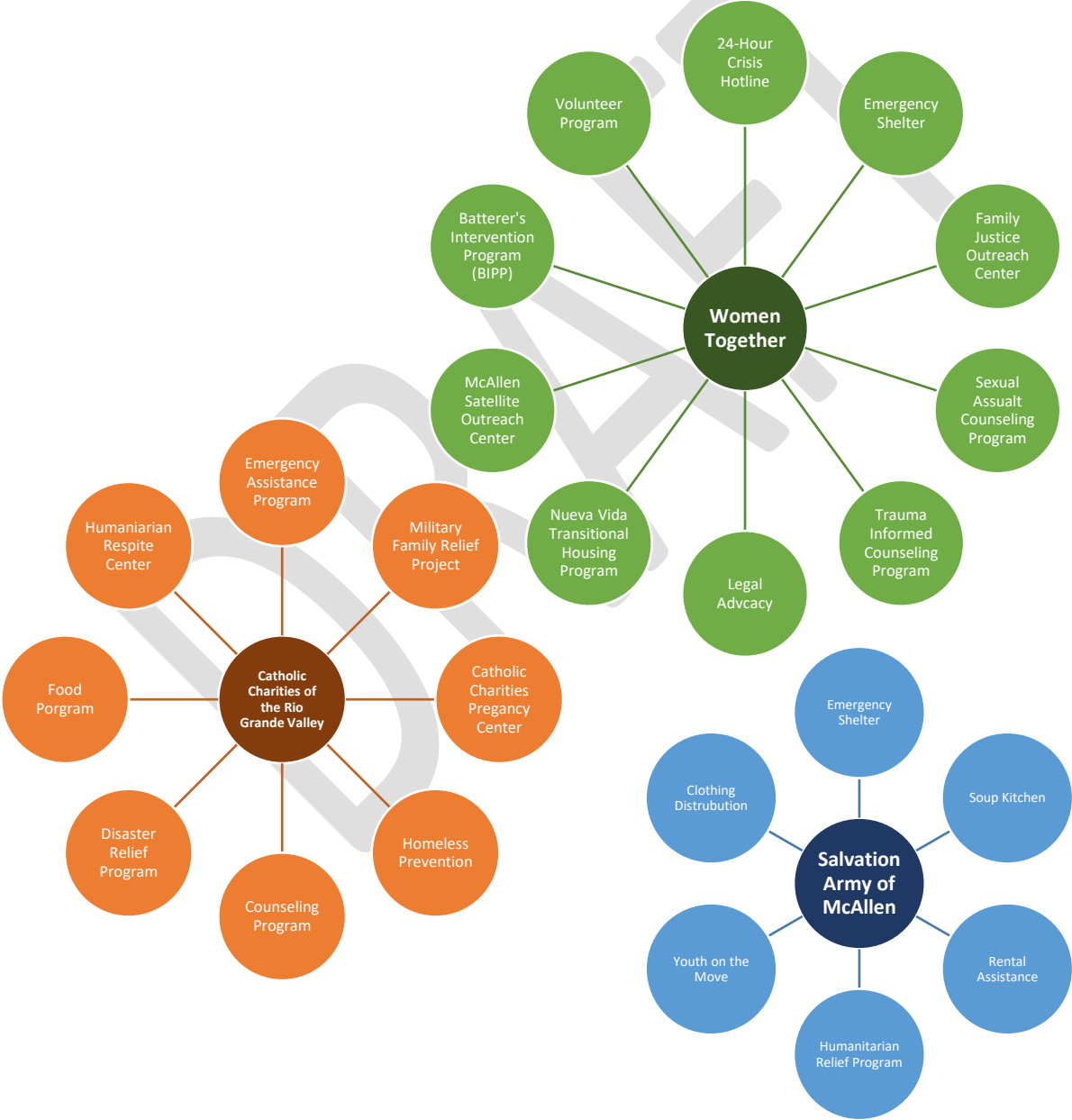
Resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing

As previously noted the three shelters and direct service providers in Hidalgo County are located in the City of McAllen. Community network is vital; community agencies public and private effectively refer to each other. In the last few months, the City has received an increase of calls requesting tenant-based rental assistance; we recommend they contact one of three shelters for immediate assistance. The City successfully led a tenant-based rental assistance program assisting over 85 households in 2021-2022. Most agencies consulted offer tenant-based rental assistance, each with different qualifying requirements. These agencies provide additional resources including rental assistance to the qualifying population, e.g., Endeavors offers to veterans, Tropical Texas Behavioral Health provides to clients who are homeless, Workforce Force Solutions to individuals who are receiving higher education and low-moderate income household. McAllen Housing Authority is instrumental in providing housing assistance to the qualifying population; waitlist are continuously purged to keep up with the demand. Affordable Homes of South Texas, Inc. provides affordable housing and services including rental assistance to at risk of homeless individuals, as defined in CPD-21-10.

In consulting with the President of United Way of South Texas, she explained how their supportive services to the qualifying populations sets forth the foundation of education in efforts of breaking the cycle of homelessness. She collaborates with community agencies to fund social services meeting the needs of the community. Social services are available outside of the three direct service providers are offered to qualifying sub-populations.

Despite the housing and supportive services available, including permanent supportive housing, rapid-re-housing, and transitional housing funding is limited. The three main agencies do not have the staff or space capacity to fulfil the demand of assistance they also service outside of City of McAllen. The diagram list the services available to the qualifying population of Catholic Charities of Rio Grande Valley, Women Together, and Salvation Army of McAllen.

City of McAllen primary agencies to assist the qualifying population.



Gaps within the current shelter and housing inventory as well as the service delivery system

The Housing Inventory Count 2022 report shows four agencies listed as servicing housing assistance Endeavors, Inc. The Salvation of McAllen, McAllen Housing Authority, Women Together. Of these listed agencies, Women Together targeted population is domestic violence survivors. Endeavors, Inc. and McAllen Housing Authority-VASH McAllen Project assist homeless veterans. The Salvation Army of McAllen and McAllen Housing Authority under PH/EHC/McAllen Housing Authority Project provide services person experiencing homelessness or at risk of homelessness.

| Rapid Re-Housing | Permanent Supportive Housing | Emergency Shelter | Transitional Housing | Other Permanent Housing |
|---|---|--|---|---|
| <ul style="list-style-type: none">•Endeavors, Inc.•The Salvation Army of Mcallen | <ul style="list-style-type: none">•McAllen Authority of McAllen | <ul style="list-style-type: none">•Women Together•The Salvation Army of McAllen | <ul style="list-style-type: none">•Women Together | <ul style="list-style-type: none">•Housing Authority of McAllen |

Housing Inventory Count 2021

Women Together- Transitional Housing and Emergency Shelter serviced a combined total of 59 beds for households with children; 7 units for household without children.

McAllen Housing Authority provided beds to 29 households with children, 29 units to households with children, 25 bed to households without children. Collectively, the total of beds serviced were 49.

The Salvation Army of McAllen under the two following projects ESG/CC/RRH and Red Shield Shelter ES provided a total of 36 bed to households without children.

The data captured in the Housing Inventory County (HIC) and Point-in-Time (PIT) was analyzed identifying the gaps of beds and units in shelters and comparing it with PIT unsheltered persons. Specifically for veterans, Endeavors provided rapid re-housing for two veterans through their McAllen RRH SSVF Project; Additionally, McAllen Housing Authority through their VASH-McAllen Project provided 21 beds. These two agencies, advised of higher single-men adult seeking shelter services. PIT, reported four unsheltered veterans. The Texas Homeless Network, lead agency for the Continuum of Care, Director Engagement assessed the data hinting to furthering the assistance to homeless veterans.

Texas Balance of State 2022 Point in Time Count -unsheltered

Data from PIT reports 202 unsheltered persons, 145 adults, 15 young adults, and 57 children. From the 145 adults, 2 reported having serious mental illness, 3 have substance use disorder, and 4 are survivors of domestic violence.

Shelter and Housing Inventory

HIC and PIT reporting outlines the need for additional bed/units to shelter the 202 unsheltered persons.

Service Delivery System

Direct service providers and community agencies year-round are working towards improving methods to facilitate the application process, circulate their services in the community, and ensure their wait lists are purged frequently to reduce delays in services. McAllen Housing Authority average assists household until one year of applying; Salvation Army of McAllen does not have waitlist due to high demand of people requesting assistance.

Characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice

Not applicable, the City of McAllen will not include conditions in its definition of “other populations”. The City will term “other populations” as defined in CPD-Notice 21-10.

Priority needs for qualifying populations

All four qualifying populations’ priority need identified by community organizations, stakeholders, and the public is to provide development of support and affordable housing; i.e., affordable rental units. The data in the Comprehensive Housing Affordability Strategy (CHAS) data indicates renters have housing problems that are not up to living standards or fail to accommodate to the number of persons in the households. The City and consulting agencies recommend supportive services as well to provide the necessary tools and build a foundation to break the cycle of homelessness and improve the quality of life for all four qualifying populations.

Level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined

The City of McAllen monitors the need and gaps of the homeless population in their Consolidated Plans. The City utilized their current data analysis to identify the size and demographic for all four qualifying populations. Texas Balance of State 2022 PIT Count, Housing Inventory County Report 2021, Comprehensive Housing Affordability Strategy Data 2022. Contributing data to determine the needs and gaps included, National Incident – Based Reporting System (NIBRS) Crime Report 2022 for the City of McAllen and The Texas Crime Report for 2021 filed by Texas Department of Public Safety. Consulting with the agencies with their personal experience with individuals and families in the qualifying populations served as a new perspective post COVID-19. HOME-ARP Consultation Survey was an innovative approach to broaden community input. All components identifying the needs and gaps, shelter and housing inventory and service delivery system is captured in the Allocation Plan.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

The City will adopt HOME Investments Partnerships Program (HOME) method of soliciting applications in order to keep a uniformed selection process. The City will conduct a competitive Request for Proposals (RFP).

If any portion of the PJ’s HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD’s acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ’s entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ’s HOME-ARP program:

No subrecipients has received administrative funds from the City of McAllen to administer HOME-ARP funds; nor has the City solicited any applications.

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Use of HOME-ARP Funding

| | Funding Amount | Percent of the Grant | Statutory Limit |
|--|-----------------|----------------------|-----------------|
| Supportive Services | \$ 750,000 | | |
| Acquisition and Development of Non-Congregate Shelters | \$ # | | |
| Tenant Based Rental Assistance (TBRA) | \$ 1,057,583.65 | | |
| Development of Affordable Rental Housing | \$ # | | |
| Non-Profit Operating | \$ # | 0 % | 0% |
| Non-Profit Capacity Building | \$ # | 0 % | 0% |
| Administration and Planning | \$ 318,985.35 | 15 % | 15% |
| Total HOME ARP Allocation | \$ # | | |

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

Analyzing the unmet gaps in the shelter and housing inventory identified the need for supportive services.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The City estimates to assist approximately 125 households annually with tenant based rental assistance.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

Tenant-Based Rental Assistance will address the needs of the qualifying population; the targeted goal will reduce the number of households not sheltered and those who have one more housing problem.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

Not applicable, the City of McAllen will not enforce a preference for a specific qualifying population or subpopulation.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not applicable, the City of McAllen has not identified a preferred qualifying population.

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

Not applicable, the City of McAllen has not identified a preferred qualifying population.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- **Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity**
Not applicable, the City of McAllen will not use any HOME-ARP funds for refinancing purposes.

- **Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.**
Not applicable, the City of McAllen will not use any HOME-ARP funds for refinancing purposes.

- **State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.**
Not applicable, the City of McAllen will not use any HOME-ARP funds for refinancing purposes.

- **Specify the required compliance period, whether it is the minimum 15 years or longer.**
Not applicable, the City of McAllen will not use any HOME-ARP funds for refinancing purposes.

- **State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.**
Not applicable, the City of McAllen will not use any HOME-ARP funds for refinancing purposes.

- **Other requirements in the PJ's guidelines, if applicable:**
Not applicable, the City of McAllen will not use any HOME-ARP funds for refinancing purposes.

Appendix

<https://www.thn.org/texas-balance-state-continuum-care/data/pit-count-and-hic/>

<https://www.thn.org/2022/07/06/2022-pit/>

<https://www.huduser.gov/PORTAL/datasets/cp.html#:~:text=These%20data%2C%20known%20as%20the,HUD%20to%20distribute%20grant%20funds.>

<https://www.census.gov/quickfacts/mcallencitytexas>

[https://www.mcallen.net/docs/default-source/pd/crime-reports/2022-mcallen-national-incident---based-reporting-system-\(nibrs\)-crime-report.pdf?sfvrsn=2](https://www.mcallen.net/docs/default-source/pd/crime-reports/2022-mcallen-national-incident---based-reporting-system-(nibrs)-crime-report.pdf?sfvrsn=2)

<https://www.dps.texas.gov/sites/default/files/documents/crimereports/21/2021cit.pdf>