

Executive Summary

ES-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 in order to receive federal funds through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) Programs.

The Consolidated Plan and Strategy serves the following functions:

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

This five-year (2018-2022) Consolidated Plan and Strategy is the result of an extensive needs assessment and community outreach process conducted by the entitlement communities 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

While the four communities approached the consultation collectively, each community assessed their individual needs, goals, objectives and outcomes. This assessment produced independent Consolidated Plan and Strategy documents. And, as had been done under the regional Consolidated Plans, independent Action Plan and CAPER documents will be remitted by each community. No aggregated data is intended to be reported under this Consolidated Plan.

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

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. Income categories are calculated on an annual basis by HUD. 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. 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 Center
- Public Services - Services for qualified individuals and families including services for seniors, youth, handicapped persons, abused and neglected children, battered and abused spouses, and victims of domestic violence as well as transportation, health services and subsistence payments.

Additional information regarding "High" Priority activities may be viewed in the Action Plan Sections and within "SP-25 Priority Needs".

3. Evaluation of past performance

In order to ascertain whether individual (One-year) or cumulative (Five-Year) goals were met, a Consolidated Annual Performance and Evaluation Report (CAPER) is annually composed, available for public comment and remitted to HUD for review and approval. The goals and objectives identified in the previous Consolidated Plan and Strategy (FY2013/2014 - FY2017/18) will be finalized and reported in the CAPER which will be remitted to HUD in December 2018.

Summary of 2016-17 goals met/unmet???

It should be noted that many "High" priorities identified in previous Consolidated Plans continue to be high priorities within this document. These priority needs remain in different areas of the jurisdiction.

05 General Public Services \$

05A Senior Services \$

05B Handicapped Services \$

05D Youth Services \$

05?? Crime Awareness \$

05N Services for Abused & Neglected Children

05Q Subsistence Payments

14A Rehab: Single Unit Residential

14H Housing Administration

21A CD Program Administration

4. Summary of citizen participation process and consultation process

As an entitlement community, a Citizen Participation Plan (CPP) has been adopted. Adherence to its particulars are detailed within this document in the section entitled "PR-15 Citizens Participation". Of note, the CPP mandated a minimum five day notification prior to holding a public hearing. In addition, this document was made available for public review for no less than 30-days as mandated by HUD. Public Notices (Proposed and Final) were also posted on the city's website both in english and spanish. A summary of the efforts to broaden citizen participation including a listing of public hearings, comments received and comments not accepted/reasons for not accepting are further detailed in "PR-15 Citizens Participation".

Consultations with interested parties were coordinated through staff from the four entitlement communities. Consultation tools were developed and utilized when contacting the various interested parties/stakeholders. Listings of agencies who were contacted and results are also detailed in "PR-10 Consultation".

5. Summary of public comments

In order to solicit input, various public hearings were held throughout the County. Mission held four public hearings within its jurisdiction during the period of February - June 2018. All comments received were considered and their affect on this Consolidated Plan may be viewed in the Section entitled "PR-15 Citizen Participation". The draft of the Consolidated Plan was made available for public comment on June 1, 2018. The comment period expired on July 2, 2018.

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

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

7. Summary

While this document is a compilation of information obtained by the four entitlement communities, each jurisdiction developed its own priorities and completed its own Action Plan. Of note, when feasible, source documentation and data extrapolated by the entitlement communities from the Hidalgo County boundaries/service area; however, this separation was not always possible. Where applicable, it is noted whether data based on Hidalgo County or city information

(inclusive of the Cities of Edinburg, McAllen and Mission) or is applicable only to the City of Mission.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
Lead Agency	MISSION	
CDBG Administrator	MISSION	Community Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

City of Mission Community Development Department

1301 E. 8th Street, Suite 102

Mission, TX 78572

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Email: jlongoria@missiontexas.us

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Mission-Community Development(CD) Department formed a working group with the cities of McAllen, Edinburg and the Hidalgo County - Urban County Program to coordinate the development of the Consolidated Plan and Strategy. With input from a broad range of stakeholders, staff sought to assess the housing and community development needs and priorities of the area. From these consultations and assessments, this document was composed and serves to guide programs to be funded during the Five-Year Consolidated Plan, FY 2018-2022.

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

In order to obtain input from municipal departments, regional/state offices and community organizations, staff distributed various consultation instruments to collect information about housing and community development activities and needs. These consultation instruments addressed:

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

In addition, information utilized within this document was downloaded from state and local governmental websites. Where applicable, citation have been noted to link source documentation.

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

The City of Mission is not a recipient of ESG funds. It should be noted that the Hidalgo County region 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 provide a review of COC activities for the areas served under the BOS. The City of Mission remitted to THN's COC Committee a narrative of the outreach it undertook in order to gauge and address homelessness.

The Hidalgo County Homeless Coalition (HCHC) was created to serve as a non-profit entity to address homeless issues in the area through its member agencies. However, the Coalition did not continue its status as a non-profit. The use of "HCHC" within this document serves only to identify the area of service. While HCHC had a sub-committee to address COC issues, the dissolution of HCHC meant that the City must now collaborate directly with THN in the development of its homeless programs.

Nonetheless, CDBG subrecipient agencies, agencies who receive Emergency Solutions Grant (ESG) funds from Urban County Program or known agencies that provide shelter, homeless prevention activities or homeless services were contacted to provide information on the needs of homeless individuals and families as well as persons at risk of homelessness. In addition, meetings with interested parties were held in conjunction with the annual Point-In-Time study. Further, the City of Mission participated with the Urban County Program staff and other interested parties. The results of the consultation tools are included in the appendices.

There is a 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 exist for female victims of domestic violence and their children. They are operated by Women Together Foundation, Inc. Catholic Charities of the Rio Grande Valley and Silver Ribbon Community Partners do not operate shelters but provide homeless prevention activities. All of these agencies remitted responses to the consultation requests. The Point in Time count is conducted in January as requested by HUD and is coordinated at the state level by the Texas Homeless Network. Survey results included data on 314 persons.

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

Consultation with the Continuum of Care began May 2018. City of Mission staff, along with staff from the Cities of McAllen, Edinburg and Hidalgo County Urban County Program, spoke with Texas Homeless Network (THN) staff regarding the development and implementation of programs from sheltered and unsheltered homeless individuals and families as well as homeless prevention programs. It is anticipated that representatives from the Texas Homeless Network will also provide comment on this draft document.

The City of Mission does not anticipate receiving ESG funds for the Consolidated Plan and Strategy timeframe.

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 jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	AFFORDABLE HOMES OF SOUTH TEXAS, INC.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Remitted consultation tools; provide affordable decent housing units
3	Agency/Group/Organization	C.A.M.P. University
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Remitted consultation tools; Provide suitable living environment by increasing the availability/accessibility of Public Service.
4	Agency/Group/Organization	Boys & Girls Club of Mission, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Remitted consultation tools; provide suitable living environment by increasing the availability/accessibility of Public Services.
6	Agency/Group/Organization	CASA of Hidalgo County, Inc.
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Remitted consultation tools; provide suitable living environment by increasing the availability/accessibility of Public Services.

7	Agency/Group/Organization	CATHOLIC CHARITIES OF RGV
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Remitted consultation tools; provide suitable living environment by increasing the availability/accessibility of Public Services.
8	Agency/Group/Organization	CHILDREN ADVOCACY CENTER (CAC)
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Remitted consultation tools; provide suitable living environment by increasing the availability/accessibility of Public Services.
9	Agency/Group/Organization	Easter Seals Society of the RGV
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Remitted consultation tools; provide suitable living environment by increasing the availability/accessibility of Public Services.

10	Agency/Group/Organization	MISSION HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Remitted consultation tools; provide suitable living environment by increasing the availability/accessibility of Public Services.
11	Agency/Group/Organization	LOWER RIO GRANDE DEVELOPMENT COUNCIL
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Remitted consultation tools; provide suitable living environment by increasing the availability/accessibility of Public Services.
15	Agency/Group/Organization	THE SALVATION ARMY
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

16	Agency/Group/Organization	Valley AIDS Council (VAC)
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Remitted consultation tools; provide suitable living environment by increasing the availability/accessibility of Public Services.
17	Agency/Group/Organization	WOMEN TOGETHER FOUNDATION INC.
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Remitted consultation tools; provide suitable living environment by increasing the availability/accessibility of Public Services.
18	Agency/Group/Organization	AMIGOS DEL VALLE, INC.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Remitted consultation tools; provide suitable living environment by increasing the availability/accessibility of Public Services.
19	Agency/Group/Organization	Community Hope Projects, Inc. dba Hope Family Health Center
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Remitted consultation tools; provide suitable living environment by increasing the availability/accessibility of Public Services.
20	Agency/Group/Organization	Lower Rio Grande Valley Development Council
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Remitted consultation tools; provide suitable living environment by increasing the availability/accessibility of Public Services.

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 as well as used web searches such as ezyouthservices.org and rgvguide.com.

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	HIDALGO COUNTY Homeless Coalition/Texas Homeless Network	Annual Point-In-Time Assessment; needs and goals for homeless individuals/families including chronically homeless persons
Needs Assessment-Hurricane Dolly Recovery Program	Lower Rio Grande Valley Development Council	Emergency Response Funding to Benefit low and moderate income persons

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Mission staff undertook planning efforts with staff from the cities of Edinburg, McAllen (adjacent community) and Hidalgo County (City is located within County's boundaries) Urban City

Program. Participants reviewed local planning documents and researched relevant information. Specifically, local regional plans such as those developed by/for the Lower Rio Grande Valley Development Council, State of Texas (General Land Office, Department of Agriculture and Department of Housing and Community Affairs) and the Texas Work-Force Commission formed much of this planning document. In addition, staff utilized the consultations undertaken as part of the development of the Assessment of Fair Housing (AFH), including local independent school districts and the area's major university, University of Texas Rio Grande Valley (located in the City of Edinburg with a satellite in McAllen).

While the FY 2018-2022 Consolidated Plan is not a regional submission, the compilation of this document represents the fourth instance in which entitlement communities coordinated their efforts to address the gaps in housing, infrastructure, services, facilities and other community development needs.

In addition, the City of Mission and entitlement communities will schedule a meeting with federal and state elected officials to inform them of the document and solicit comments on proposed goals and objectives, as was discussed during the comment period of the AFH.

Narrative (optional):

PR-15 Citizen Participation

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

In accordance with the City of Mission Citizen Participation plan, the Citizens Advisory Committee held several public hearings during the preparation of the Five Year Consolidated Plan and Strategy/Action Plan. Four public hearings and a thirty day comment period to solicit comments on the housing and community development needs and priorities for the document will have been conducted. Notification for special accommodations for persons with disabilities, non-english speaking or limited english proficiency, and persons who are deaf, hard-of hearing, deaf blind or speech disabled (Relay, TTY or VOICE) were provided if staff was notified in advance. This citizen participation process is required to allow the citizens to represent resident from various parts of the community and brings our community together. It allows the citizens to identify issues in which need to be addressed. The citizens let us know situations going on in and/or around their neighborhoods. Their voices are heard and it allows them the comfort to know the concerns at hand are going to be addressed in an appropriate and timely manner. The information gathered identifies the priorities of the city which contributes to and therefore coincides with the priorities indentified in the Consolidated Plan and Strategy. Although several areas of concern were identified through the citizens participation process only housing and serveral public service agencies were funded to address the needs of the city for the next fiscal year. All other needs will be addressed utilizing other resources to include general funds, grants and/or bonds.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>There was a total of nine Citizens Advisory Committee members present at the Public Hearing held on Tuesday March 20, 2018 at 5:30 p.m. at the City Hall Council Chambers at 1201 E 8th St Mission Texas. Also present were twelve representatives from eight public services agencies who presented their requests for funding for the next fiscal year.</p>	<p>Presentations of the needs of the city were made. No public comments were submitted, however, members present identified areas of concern regarding graffiti and code enforcement. Members also mentioned the need for a program to provide rental assistance for those at risk of becoming homeless.</p>	<p>All presentation of the needs of the city were accepted. Other comments were accepted and forwarded to the appropriate City departments.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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> <p>Residents of Public and Assisted Housing</p>	<p>There was a total of seven Citizens Advisory Committee members present at the Public Hearing held on Tuesday April 10,2018 at 5:30 p.m. at Aldea Learning Center at 1300 Aldea Drive Mission Texas.</p>	<p>No public comments were submitted. All comments and/or concerns would be provided in writing.</p>	<p>All presentations on the needs of the city were accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Hearing is scheduled with City Council on June 25, 2018			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public hearing is scheduled with Citizens Advisory Committee on June 26, 2018			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Mission Community Development (CD) Department utilized consultation tools and outreach efforts to define "high" and "low" priorities. It is the intent of the Program to fund "high" priorities; however, as economic times are changing and funding may increase or decrease, programs and projects may need to be redefined and reclassified during the Consolidated Plan timeframe.

Nonetheless, CD Department will attempt to expend public funds in a manner that addresses "high" priorities. The consultation and subsequent assessment help ensure that projects address the most significant needs as identified by the issues brought forward by public agencies, community organizations and residents during the community-wide consultation and citizen participation processes. Additionally, whenever possible we encourage leveraging from public and private resources.

In addition to the consultation tools and public hearings, staff used the following information to assign priorities.

- South Texas is 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. In particular, Mission had a population increase of approximately 9.6% from April 2010 to July 2017. The State of Texas only increased by 12.6%.
- The area has a higher number of persons living below the poverty level than the rest of the State. Approximately 24% of Mission households are living below the poverty line, compared with 16.0% statewide based on 2016 Census data.
- Few extremely low- and low-income residents can afford a median priced home (\$97,000) or the fair market rent for a two-bedroom apartment (\$772).
- The area continues to struggle with unemployment. In April 2018, the unemployment rate for Mission was 5.9%.
- A major contributor to the region's unemployment and high poverty is the region's low educational attainment levels. According to 2012-2016 Census assessment, approximately 71.7% of residents in the Mission area have graduated from high school, compared to 82.3% statewide. Approximately 24.5% graduated from college, compared with 28.1% statewide.
- Homeownership rate is greater in Mission than in the State, 66.8% versus 61.9%, respectively. Further, average number of persons per household is also greater in Mission (3.38) than the State of Texas (2.84).

These facts support a need to address public facilities, public services, infrastructure, housing and other community development needs using Consolidated Plan funds.

DRAFT

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The following table has been pre-populated and does not reflect accurate data. As a result, the City of Mission utilized the United States Census Bureau website. The 2010 Census reported that Mission's population was 77,058 and estimated the number to be 84,424 in 2017, for an 11% growth. The Census.gov website reports that in 2010 the number of households in the City was 23,117 and 29,256 in 2016 for a 27% increase. In addition, the data regarding median income reflects Mission at \$40,108 in 2010 and \$43,480 in 2016 for a 8% increase. As such, affordable housing continues to remain a "High" priority for Consolidated Plan funds. Consultation results show new home construction, quality affordable rental housing, homeowner rehabilitation and homebuyer financing will assist to assuage the current housing needs of low income persons and households.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	45,416	78,707	73%
Households	17,725	22,854	29%
Median Income	\$30,647.00	\$41,895.00	37%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,015	2,780	3,535	2,065	11,455
Small Family Households	1,260	955	1,385	1,155	5,730
Large Family Households	745	705	850	360	2,665
Household contains at least one person 62-74 years of age	560	600	725	365	1,990
Household contains at least one person age 75 or older	365	475	690	255	910
Households with one or more children 6 years old or younger	1,245	890	805	360	2,550

Table 6 - Total Households Table

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	25	15	0	0	40	50	95	40	0	185
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	230	160	25	0	415	15	40	50	20	125
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	185	170	165	25	545	90	65	130	70	355
Housing cost burden greater than 50% of income (and none of the above problems)	800	484	55	0	1,339	600	455	290	30	1,375
Housing cost burden greater than 30% of income (and none of the above problems)	285	335	370	0	990	260	325	655	415	1,655

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	55	0	0	0	55	120	0	0	0	120

Table 7 – Housing Problems Table

Data 2009-2013 CHAS

Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,240	829	245	25	2,339	750	660	510	125	2,045
Having none of four housing problems	405	470	875	310	2,060	450	820	1,910	1,610	4,790
Household has negative income, but none of the other housing problems	55	0	0	0	55	120	0	0	0	120

Table 8 – Housing Problems 2

Data 2009-2013 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	685	460	225	1,370	245	320	535	1,100
Large Related	500	250	130	880	165	255	305	725
Elderly	225	190	65	480	425	235	170	830
Other	55	108	30	193	60	45	30	135

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,465	1,008	450	2,923	895	855	1,040	2,790

Table 9 – Cost Burden > 30%

Data 2009-2013 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	610	240	20	870	225	255	135	615
Large Related	470	60	35	565	150	140	105	395
Elderly	45	95	0	140	210	40	50	300
Other	30	104	0	134	40	45	0	85
Total need by income	1,155	499	55	1,709	625	480	290	1,395

Table 10 – Cost Burden > 50%

Data 2009-2013 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	360	285	190	25	860	105	115	95	55	370
Multiple, unrelated family households	60	40	0	0	100	0	40	85	40	165
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	420	325	190	25	960	105	155	180	95	535

Table 11 – Crowding Information – 1/2

Data 2009-2013 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

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

What are the most common housing problems?

According to the 2010-2014 CHAS housing data, households at 30% AMI and below are most frequently affected by one of the four housing problems. Specifically they are more likely to be cost overburdened

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

0-30% AMI single family household renter and owner had the most problems compared to the other household types. It is interesting to note that 0-30% of households are primarily composed of small

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

No reliable information exists regarding the number of individuals and families who are at-risk of homelessness. Individuals and families at-risk of homelessness are 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 or is paying more than 50% of their income on housing expenses. There are numerous individuals or families who are in potential jeopardy of becoming homeless should proper preventive assistance not be provided. Based on the Public Housing Authorities' waiting lists, it may be extrapolated that a substantial number of households are in jeopardy of losing permanent housing and may face homelessness. These individuals and families

not only face financial constraints, but, they may also require supportive services not found near the available affordable housing stock.

It should be noted that the Homeless Prevention and Rapid Re-Housing Program (HPRP), which provided re-housing funds for homeless individuals and families, ceased in July 2012. ESG is now the primary funding source to assist in homeless prevention which is available thru UCP and other agencies in surrounding areas. Nonetheless, persons who are nearing the termination of rental housing assistance still face considerable obstacles in obtaining self-sufficiency. In particular, quality affordable rental housing is more difficult to find. And, most rental properties have one- and two-bedroom units which creates a barrier for multi-generational and large related households. Adding to the difficulties of formerly homeless individual and families are the costs associated with utilities. Year-round hot to extremely hot temperatures force the constant need to run air conditioning/cooling mechanism for both health and comfort. With the City of Mission currently mandating water restrictions because of the need to conserve local resources, water bills and fines for non-compliance with local codes also become cost prohibitive.

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.

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

For purposes of this document, households that are precariously housed are comprised of:

- Those who are cost overburdened
- Those who are severely overcrowded
- Those who are victims of domestic violence
- Those who are nearing the end of subsidized housing/voucher programs

Even though we cannot estimate the number of households who are at-risk, staffs recognizes that this population faces particularly fragile circumstances related to maintaining decent, safe and affordable housing.

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

Based on the January 2018 Point-in-Time study of homelessness, participants self selected the following as reasoning for homelessness:

- Unemployment

- Unable to Pay Rent/Mortgage
- Divorce/Separation
- Domestic Violence
- Moved to Seek Work
- Other
- Physical/Mental Disabilities
- Family/Personal Illness
- Evicted Incarceration
- Incarceration
- Addiction

Discussion

Due to the large population affected by the four housing problems and the number of homeless persons as well as the public housing authorities waitlist, the City of Mission has designated housing assistance programs as high priorities. In particular, the owner-occupied rehabilitation program will continue to be funded to address the need for housing. As the City of Mission staff encounters viable projects, rehabilitation and/or new development for owner-occupied proposals will be considered.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines disproportionately greater need as existing when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percent higher than the percentage of persons in the category as a whole. Within the 0-30% income range, Asian and American Indian persons are more likely to have one or more of the four housing problems and Whites and Hispanics are more likely to have no or negative income but none of the four housing problems. No racial or ethnic disproportion exists within the 30-50% income category, 50-80% income category and the 80-100% income category.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,535	310	175
White	235	14	45
Black / African American	0	0	0
Asian	15	0	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	2,260	280	130

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,149	630	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	100	230	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,049	380	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,775	1,760	0
White	165	530	0
Black / African American	0	35	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,590	1,190	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	565	1,505	0
White	75	360	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	490	1,140	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines disproportionately greater need as existing when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percent higher than the percentage of persons in the category as a whole. Within the 0-30% income range, Asian and American Indians persons are more likely to have one or more of the four housing problems and Whites are more likely to have no or negative income but none of the four housing problems. No racial or ethnic disproportion exists within the 30-50% income category, 50-80% income category, and 80-100% income category.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,990	855	175
White	115	135	45
Black / African American	0	0	0
Asian	15	0	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	1,835	710	130

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,489	1,290	0
White	60	270	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,424	1,005	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	755	2,785	0
White	60	635	0
Black / African American	0	35	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	675	2,105	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	150	1,920	0
White	10	425	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	140	1,490	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

Discussion

While these racial categories demonstrate a disproportionate need, the total number of instances of persons with one or more of the housing problems or no/negative income but no other housing problems for these disproportionate categories is 125, representing 4% of cases.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD defines disproportionately greater need as existing when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percent higher than the percentage of persons in the category as a whole. Whites, Black/African Americans, Asians are more likely to be cost burdened at housing expenses less than or equal to 30% and American Indian persons are more likely to be cost burden at housing expenses greater than 50%. No racial or ethnic disproportionation exists within the other categories.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,495	3,840	3,244	270
White	3,480	485	230	45
Black / African American	160	0	0	0
Asian	185	30	35	0
American Indian, Alaska Native	0	0	25	0
Pacific Islander	0	0	0	0
Hispanic	11,615	3,330	2,950	225

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion:

While these racial categories demonstrate a disproportionate need, the total number of instances of cost burden for these disproportionate categories is 4,235, representing 21% of cases.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

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

Approximately 12.3% of Mission residents are not of Hispanic origin. From 0-30% AMI, the largest non-Hispanic group with 1 of the 4 housing problems is the Whites category with approximately 4.6%. From 30-50% AMI, the largest non-Hispanic group with 1 of the 4 housing problems is the Whites category with approximately 9%. From 50-80% AMI, the largest non-Hispanic group with 1 of the 4 housing problems is the Whites category with approximately 5%. For 80-100% AMI, there is no housing problems for this category.

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

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

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

No specific neighborhoods were outlined other than primarily Hispanic.

NA-35 Public Housing – 91.205(b)

Introduction

The county's analysis of needs include the housing authorities located within the entitlement communities. UCP was responsible for gathering information related to the physical infrastructure needs, financial characteristics, tenant data and waiting lists of the local housing authorities. UCP provided the relevant data to the entitlement communities of Edinburg, McAllen, and Mission for the inclusion in their Consolidated Plan and Strategies

^

According to the consultations with local PHAs (including the public housing authorities located in the entitlement communities), for the Mission Housing Authority there were an estimated 1750 households on the combined waiting list for public housing and the Section 8 tenant-based assistance. The table below does not correctly reflect the actual numbers. The amount of Tenant based vouchers is 749, 0 for moderate rehab, 270 public housing units and 1 veterans voucher.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	11	264	676	0	675	1	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	9,804	11,419	10,368	0	10,360	15,808	0
Average length of stay	0	1	7	3	0	3	0	0
Average Household size	0	1	2	2	0	2	2	0
# Homeless at admission	0	0	2	0	0	0	0	0
# of Elderly Program Participants (>62)	0	2	127	138	0	138	0	0
# of Disabled Families	0	5	32	115	0	115	0	0
# of Families requesting accessibility features	0	11	264	676	0	675	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	11	264	670	0	669	1	0	0
Black/African American	0	0	0	5	0	5	0	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	11	264	669	0	668	1	0	0
Not Hispanic	0	0	0	7	0	7	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

DRAFT

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Staff surveyed the Mission Housing Authority regarding number of units, number of vouchers, waiting list information and Section 504-accessible units. This information was obtained between January and May 2018. They have indicated the following: Total portfolio of public housing units is 270, 14 are 504 compliant and 270 are occupied units therefore, 0 units are available. Number of households on waitlist is 1750; 175 households require 504 units; For section 8 vouchers total portfolio 749, all are occupied.

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

The most immediate needs of public housing authority residents tend to be structural. Renovations of units including painting, roof repairs, damaged exteriors, interior work such as plumbing, walls and floors and site amenities were noted by the various respondents. Respondents further indicated that these expenses were often undertaken with Capital Fund Grant/Program dollars.

Further, voucher holders face lack of available units. Often times, available units may not be suitable or habitable since they cannot pass the Housing Quality Standard (HQS) inspection.

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

Lack of sufficient affordable housing is of concern for persons on the public housing authority waiting list as well as the population at large. This concern may be exacerbated for large related households who may face additional time in locating an appropriately-sized HQS-approved unit. Resident of the local housing authorities mirror the population at large in regards to race and ethnicity.

Discussion

The housing authority provided information regarding the Section 504 needs as being 14 units.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

This City of Mission is not an Emergency Solutions Grant recipient however previously the City received funding for under the Homeless Prevention Re-housing Program to address homelessness and episodic homelessness. Formal plans were developed to ensure that services were well coordinated. City staff examined various aspects of homeless service providers’ strategies to address the need. They convened all of the necessary stakeholders, including organizations that provide outreach, emergency shelter, health care and behavioral health care, rental and utility assistance, food and clothing, and other homeless services. This process allowed organizations to identify how homelessness has affected their communities, and the role they can play in alleviating homelessness.

Rising housing costs, high unemployment, lower educational attainment, increases in the number of people whose incomes are below the federal poverty level, and steep reductions in public programs are just some of the many factors that contribute to the incidence of homelessness. A county wide effort to address homelessness is crucial due to the growing number of persons experiencing homelessness and episodic homelessness. The Texas Homeless Network oversees the administration of the county’s Homeless Management Information System (HMIS). This system allows agencies to better communicate and coordinate resources to aid homeless persons and persons at-risk of homelessness better access their networks of homeless services and resources.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	210	3,127	78,575	870	1,515	165
Persons in Households with Only Children	62	152	20,128	123	628	250
Persons in Households with Only Adults	55	245	18,068	1,846	1,859	330

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Individuals	50	100	5,637	750	100	90
Chronically Homeless Families	50	64	5,087	80	360	150
Veterans	30	33	2,007	20	220	120
Unaccompanied Child	60	60	10,000	0	100	30
Persons with HIV	100	55	15,015	20	320	120

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

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

Data is available and is reflected on Table 25 and note that this information is a countywide assessment.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	174	59
Black or African American	2	1
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	161	55
Not Hispanic	15	5

Data Source
Comments:

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

Data is available and is reflected on Table 25 and note this information is a countywide assessment.

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

The information related to the nature and extent of homelessness by racial and ethnic group is provided above.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The information related to the nature and extent of homelessness by sheltered and unsheltered homeless individuals is provided above.

Discussion:

The homeless--both sheltered and un-sheltered--are in need of permanent, affordable, and decent housing, and may need other supportive services such as food, subsidized child care, housing search assistance, mental health services, and employment training. Emergency and transitional housing assistance with supportive services are also necessary to meet the growing numbers of homeless individuals and families. Some causes of homelessness have been noted as due to: Unable to pay rent or mortgage, mental illness, alcohol or drug abuse, domestic violence, overcrowded living conditions, or because the household is earning less than 30% of the median income and paying more than 60% of their income on housing expenses. In addition, episodic homelessness is also of concern. With a staggering wait list (months to years) at the public housing authorities within the area and no

transitional housing for the general population, few options for stable housing exist for persons experiencing homelessness. Chronically homeless individuals represent a significant concern for homeless service providers. Often times, their reasons for becoming homeless and/or continuing their homeless status is a multitude of life events including unemployment, divorce/separation, domestic violence, mental/physical disabilities, addiction or incarceration.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The Consolidated Plan guidelines require that plans include a description of the housing and supportive services needs that may exist in the community for special needs populations, including the elderly and frail elderly, people with severe mental illnesses, people with disabilities (mental, physical, and developmental), people with alcohol or other drug addictions, and people with HIV/AIDS or other related diseases. These special populations are defined as:

1. **Elderly and Frail Elderly:** an elderly person is at least 62 years of age. Frail Elderly have one or more limitations to “activities of daily living”.
2. **Severely Mentally Ill:** chronic (in existence for more than one year) mental illness, including such diagnoses and major affective disorders as schizophrenia and major depression.
3. **Developmentally Disabled:** are persons with severe, chronic mental and/physical impairment, which are likely to continue indefinitely and cause serious problems in language, learning, mobility, and capacity for independent living.
4. **Physically Disabled:** persons with one or more physical impairments impeding their ability to function independently.
5. **Persons with Alcohol/Other Drug Addictions:** are defined as excessive and impairing use of alcohol or other drugs, including addiction.
6. **Persons with HIV/AIDS and Related Diseases:** anyone diagnosed with AIDS or is HIV-positive.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	0
Area incidence of AIDS	0
Rate per population	0
Number of new cases prior year (3 years of data)	0
Rate per population (3 years of data)	0
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	0
Area Prevalence (PLWH per population)	0
Number of new HIV cases reported last year	0

Table 27 – HOPWA Data

Data Source Comments:

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	0

Type of HOPWA Assistance	Estimates of Unmet Need
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Table 28 – HIV Housing Need

Data Source Comments:

Describe the characteristics of special needs populations in your community:

1. **Elderly** – Persons age 62 and older represent 13.1% of the population according the 2010 census. Persons age 65 and older account for 11.0% of the population.
2. **Severely Mentally Ill** – According the State Comptroller’s Office, a 55 bed inpatient psychiatric hospital and a 77 bed long term residential facility exist for persons with mental illness/mental retardation.
3. **Developmentally Disabled** – According to the nonprofit group Disabled in Action, an estimated 18% of the U.S. population has some form of disability.
4. **Physically Disabled** – Disabled in Action estimates that persons with severe disabilities account for 12% of the population.
5. **A person with Alcohol/Other Drug Addictions** – According to the U.S. Department of Health and Human Services – Substance Abuse and Mental Health Administration’s 2012 report, the State of Texas has the highest prevalence of cocaine use in the age 12-17 in the country. In addition, the rates of unmet treatment need have remained at or below the national level for all age groups.

Persons with HIV/AIDS and Related Diseases – Information was gathered from the most recent publications from the Texas Department of State Health Services - Texas Surveillance 2011 Report

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

In identifying the needs of the elderly population 16 private nursing homes and 2 public facilities were contacted to assist. While the response rate was low, we can estimate 100 elderly households are in need of affordable units. The greatest need for housing of the elderly is rehabilitation of their current property. A gap of 224 elderly individuals has been identified for services ranging from medical support, assistance with daily living, nutrition and case management.

Staff was not able to quantify the number of units needed to address persons with severe mental illness or developmentally disabled individuals. However, based on the information obtained from the housing authorities’ waitlist of handicap accessible units, we can confidently assert that at least 115 households are in need. An extrapolation of handicap data further leads us to state that approximately 18,000 households within the City contain at least one person with some type of disability. Since 23% of

persons with any type of disability live alone or with nonrelatives, an estimated 4,100 units are required. This need is even greater (approximately 5,000 units) for persons with severe disabilities, according to Disabled in Action estimates of the population. This assessment includes those individuals who are currently stably housed.

In addition, a review of returned consultation tools indicated that a gap of 414 exists for services needed by persons with mental illness, disability issues and/or elder abuse concerns. It is estimated that an additional \$236,000 annually is needed to address the issues associated with this population. Respondents indicated that federal and state grants and awards are the major funding sources used to address these concerns.

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

The City of Mission will receive CDBG funding during FY2013/2014, but neither the City of Mission nor any of the entitlement communities are anticipated to be recipients of Housing Opportunities for People with AIDS (HOPWA) grants.

According to the most recent data available from the State Department of Health's Texas HIV Surveillance Report, the number of people living with HIV was 968 and 1,389 were living with cumulative diagnosis in Hidalgo County through December 2011. The report further indicates the number of HIV diagnosis was 76 (down from 85 in 2010), AIDS diagnosis was 53 (up from 48) within the county. Specifically McAllen had 24 HIV infection cases and 14 AIDS cases diagnosed; Edinburg's rates were 14 and 8, respectively; Mission was not provided with any information regarding any cases found. The state's case rate decreased from 10.9 in 2010 to 9.6 in 2011 per 100,000 populations. Statewide males represented 76.8% of AIDS diagnosis, whites were 22% and Hispanics were 34.1%. Hidalgo County was the 7th highest county in both HIV infection and AIDS diagnosis. It fell to 8th for people living with HIV.

The communities collectively estimate a need for 1,400 units for persons with HIV/AIDS and their families; however, some of the units currently occupied by families with at least one member who has HIV/AIDS are being subsidized through various programs. As such, it is difficult to make an assessment of the actual gaps in housing units for this population. Nonetheless, the City of Mission and entitlement communities estimated the need for supportive services for persons with HIV/AIDS and their families; while there is a capacity to serve 900 individuals at this time, a gap of 500 remains. As with the other respondents, most of the capacity is contingent upon maintaining their current levels of state and federal assistance.

Discussion:

The City of Mission Community Development (CD) Department assigned priorities for their non-homeless special needs population based on input gathered during the community-wide consultation

and citizen participation processes. Staff reviewed the need for supportive services including medical, mental health, substance use recovery, vocational and employment, money management, case management, and life skill services, that allow people with special needs to live more independently.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The new construction or rehabilitation of single-family homes is not sufficient to improve a neighborhood. Also necessary are improvements to the physical, social and economic environment. Well-designed public spaces and infrastructure must be combined with decent affordable housing to ensure that the quality of life continues to improve for our residents. A wide range of community development public facilities and improvement activities (neighborhood facilities and infrastructure) including water/sewer construction, streets and sidewalks, drainage facilities, park improvements, community centers, and senior centers are the necessary components for community improvement. Aside from housing needs, the needs cited by local residents and service providers specific to public facilities were:

- Handicapped/Disabled Centers
- Park improvements equipment
- Youth Services/Centers
- Senior Service/Centers
- Health Facilities
- Homeless Facilities for Battered Spouses

The top priorities for non-housing community development needs in the City of Mission for the FY 2018/19 to 2022/2023 period, include:

- Public Facilities

How were these needs determined?

In determining the need for public facilities, the City of Mission Community Development (CD) Department distributed consultation instruments to collect vital information about the City’s and jurisdictional cities’ housing and community development activities and needs. Additionally, the CD Department held a series of public hearings within the community to solicit input on the needs and priorities. Based on the information gathered, the CD Department determined that the priority projects continue to be fire station/equipment, neighborhood facilities, youth centers, homeless shelters/facilities, and parks/recreational facilities.

Although these activities have traditionally been funded through general funds and other sources, these activities continue to represent underserved needs primarily due to insufficient funding to fully complete an activity. In order to address these needs, the City of Mission proposes to undertake these activities using general funds and from other resources. These high priority activities meet the goal of “establishing and maintaining a suitable living environment.”

Describe the jurisdiction's need for Public Improvements:

A wide range of community development public improvement activities (infrastructure) including water/sewer construction, streets and sidewalks, and drainage facilities are the necessary components for community improvement. The needs cited by local residents and service providers were improvements to:

- Flood/Drainage Improvements
- Street Improvements
- Water/Sewer Improvements
- Sidewalk Improvements
- Lighting for Improved Safety (Street)

How were these needs determined?

In determining the need for public improvements, the CD Department distributed consultation instruments to collect vital information about the cities' housing and community development activities and needs. Additionally, the CD Department held a series of public hearings within the community to solicit input on the needs and priorities. Based on the information gathered, the CD Department determined that the priority projects continue to be street improvements, water/sewer improvements, flood/drainage improvements and streets and lighting.

Although these activities have traditionally been funded through general funds and other sources, these activities continue to represent underserved needs primarily due to insufficient funding to fully complete an activity. In order to address these needs, the City of Mission proposes to undertake these activities using general funds and from other resources. These high priority activities meet the goal of "establishing and maintaining a suitable living environment."

Describe the jurisdiction's need for Public Services:

A wide range of public service activities are necessary components for community development. The needs cited by local residents and service providers for public services were:

- Senior Services
- Youth Services
- General Services
- Transportation Services

- Abused and Neglected Children
- Battered and Abused Spouses
- Health Services (Mental Health and HIV/AIDS)
- Disabled Services
- Homeless Services
- Substance Abuse Services
- Employment Opportunities

How were these needs determined?

In determining the need for public services, the CD Department distributed consultation instruments to collect vital information about the housing and community development activities and needs.

Additionally, the CD Department held a series of public hearings within the community to solicit input on the needs and priorities. Based on the information gathered, the CD Department determined that the priority projects are services to special population such as the elderly, persons with special needs, youth, victims of domestic violence, persons with HIV/AIDS, and homeless individuals and families as well as health services, and general public services.

These services remain a priority within the CD Department. Existing services can be enhanced with the assistance of CDBG funds and those from other sources. To date, these activities have been rated a high priority and continue to receive funding. These high priority activities meet the goal of “establishing and maintaining a suitable living environment.”

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Community Development Department identified an unmet need for all categories of housing. This includes:

- Shortage of affordable homeownership units for low- and moderate-income households.
- Low- and moderate-income households lack funds for needed rehabilitation of housing conditions that threaten health and safety
- Shortage of affordable rental housing for extremely low-, low- and moderate-income households.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to the 2012-2016 ACS data, the City of Mission has a total of 29,256 housing units. Note that approximately 29% of owner occupied housing has less than 3 bedrooms and most of the rental structures have less than 5-19 units throughout the city.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	18,575	67%
1-unit, attached structure	510	2%
2-4 units	1,830	7%
5-19 units	1,454	5%
20 or more units	750	3%
Mobile Home, boat, RV, van, etc	4,613	17%
Total	27,732	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	216	1%	31	1%
1 bedroom	668	4%	908	15%
2 bedrooms	3,098	19%	2,500	40%
3 or more bedrooms	12,656	76%	2,777	45%
Total	16,638	100%	6,216	101%

Table 30 – Unit Size by Tenure

Data Source: 2009-2013 ACS

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

Most of the projects have undertaken owner-occupied rehabilitation and reconstruction. Most owner-occupied rehabilitation has focused on at or below 50% AMI. Much of the reconstruction has benefited households between 50 and 80% AMI.

Over the next five years it anticipated that CD Department will assist:

70 Owner-Occupied households, of which 40 will be extremely-low households, 20 low-income and 10 moderate-income households

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

Based on consultations with the local housing authorities, staff expects there will be no reduction of units; additionally, with changing economics, staff anticipates that a reduction in the number of Section 8 vouchers may occur within the timeframe of this Consolidated Plan. No rental properties were identified as anticipated being permanently lost from inventory.

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

No, there is a shortage of both affordable rental and affordable homebuyer units. Access to decent affordable rental housing remains limited and continues to be a need specifically by the low-income and extremely-low populations. While the largest supplier of quality affordable rental housing assistance is provided by the public housing authorities through the Section 8 Program, their waitlist of more than 800 people far exceeds the current available 8 units.

Describe the need for specific types of housing:

In summary, affordable homeowner and homebuyer activities are high priorities for this consolidated plan. This includes:

Shortage of affordable homeownership units

- Housing for extremely low income individuals and families
- Housing for low and moderate income households constructed within city limits
- Developers/housing providers need to bear in mind that there is a significant need for housing with 3 or more bedrooms due to the large family size/families with children

Shortage of standard owner-occupied units

- Extremely low and low income households lack funds for needed rehabilitation of housing conditions that threaten health and safety
- Moderate income households are less likely to need assistance because they may often seek traditional funding sources to address this need

Elderly and households that contain a person(s) with a disability are considered high priorities

Discussion

Based on the issues facing homeowners including accessibility to affordable properties and the limited number of appropriately sized (occupancy standard) units and renters who face similar limitations to housing choice due to aging and substandard properties as well as availability of affordable units, housing for households at or below 80% AMI continues to be a priority.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

According to the 2016 CHAS data as provided in the CPD Maps Consolidated Plan and Continuum of Care, the median home value for the City of Mission is \$97,000 and the median contract rent is \$772.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	56,100	94,500	68%
Median Contract Rent	306	492	61%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,452	55.5%
\$500-999	2,166	34.9%
\$1,000-1,499	446	7.2%
\$1,500-1,999	127	2.0%
\$2,000 or more	25	0.4%
Total	6,216	100.0%

Table 32 - Rent Paid

Data Source: 2009-2013 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	375	No Data
50% HAMFI	1,450	1,930
80% HAMFI	3,975	4,295
100% HAMFI	No Data	6,145
Total	5,800	12,370

Table 33 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 34 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

An analysis of the available rental and ownership units for households with low- and moderate-incomes indicates a much tighter market. The U.S. Census data indicates there are approximately 29,256 housing units in the City of Mission (2016). It is estimated by the 2012-2016 ACS that roughly 3,356 are zero or one bedroom (11%). There are nearly 6,960 units with two bedrooms (22%), and about 17,540 with three or more bedrooms (60%).

The housing stock has a much greater proportion of large owner-occupied units than large renter-occupied units. The disproportionate number of small renter-occupied housing units might explain some of the housing problems faced by rental households, as the limited availability of large rental units could be a contributing factor to overcrowding.

The U.S. Census provides a breakdown of units per housing type. More than half of the housing stock in the City of Mission (67%) is single-family detached units. The second most prominent type of housing structure is mobile homes, which constitute 13% of the housing stock.

As a result of this analysis of the housing market, and the feedback gathered during the community-wide consultation and citizen participation processes, the City have elected to focus much of their affordable housing activities to encourage homeownership among low- and moderate-income households living within the jurisdiction. To a lesser extent, some of the City are focusing their activities on expanding affordable rental opportunities for low- and moderate-income households.

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

Continuing double digit unemployment rates and a sluggish economy due to lagging trade with Mexico contributes to the local foreclosure issue and/or displacement of renters. These scenarios are likely to continue during this consolidated plan period which may continue to force the need to provide affordable and/or subsidized housing.

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

The FMR and AMR are similar in comparison based on the data provided by HUD. FMRs are intended to be housing market-wide rent estimates that provide housing opportunities throughout the geographic area in which rental units are in direct competition keeping a low rent margin.

Rent comparison table

Home Rent	Income family of 4	Affordable Rent	Fair Mkt Rent	Low Home Rent	High
<30% AMI	\$15,150	\$379	\$812	\$656	\$812
<50% AMI	\$25,250	\$1052	\$812	\$656	\$812
<60% AMI	\$30,300	\$1,515	\$812	\$656	\$812
<80% AMI	\$40,400	\$2,693	\$812	\$656	\$812

A change in economical status for the average household would affect the means for affordable housing, therefore, the City would promote the need to produce more and preserve existing affordable housing for low and extremely low income families.

Discussion

Only at 80% AMI is Fair Market Rent is affordable at the low home rent and 60% is affordable at \$656 at the low home rent.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The City of Mission utilized CHAS and ACS data to determine properties which were vacant and for sale and/ or as well as vacant and for rent. Within this data, standard and substandard units were quantified. This formed the basis for this section.

Definitions

Inspector. In particular, a property must be lacking in providing a safe, clean, affordable dwelling, and/or be overcrowded. The inspector must make a determination that the unit is not in proper condition for habitation. In order to qualify for rehabilitation assistance, the unit estimated cost for rehabilitation cannot exceed 50% of the property value. Otherwise a determination may be made to the property if it is more suited towards reconstruction.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,824	29%	2,990	48%
With two selected Conditions	264	2%	612	10%
With three selected Conditions	23	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,527	69%	2,614	42%
Total	16,638	100%	6,216	100%

Table 35 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,980	42%	2,665	43%
1980-1999	6,039	36%	2,216	36%
1950-1979	2,961	18%	1,138	18%
Before 1950	658	4%	197	3%
Total	16,638	100%	6,216	100%

Table 36 – Year Unit Built

Data Source: 2009-2013 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,619	22%	1,335	21%
Housing Units build before 1980 with children present	4,980	30%	3,185	51%

Table 37 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

There is a shortage of standard owner-occupied units. The City of Mission assessed the following:

- Extremely low and low income households lack funds for needed rehabilitation of housing conditions that threaten health and safety
- Moderate income households are less likely to need assistance because they may often seek traditional funding sources to address this need
- Elderly and households that contain a person(s) with a disability are considered high priorities within this category

The shortage for affordable rental housing units is particularly cumbersome for extremely low-, low- and moderate-income households. This is based on:

- Needs vary based on proximity to urbanized centers
- Substandard and aging inventory

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

According the 2016 CHAS data the county has 6104 units are older than 1979. This represents 21% of the current homeowner units. An estimation of household composition indicates 7% of the population

is comprised of families with at least 1 child under the age of 6. Staff estimates that approximately 1692 housing units would be subject to lead compliance.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Consultations with the local housing authority occurred between January and May 2018. Staff surveyed the agency to determine the number of units, their condition, availability and information on the Section 8 voucher program. Further, staff reviewed information that the agency uploaded to the U.S. Department of Housing and Urban Development website.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *			
# of units vouchers available	0	10	270	736	0	736	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

The total portfolio of housing authority units is 270 public housing with an additional 749 in section 8 vouchers. The waiting list represents 58% of the total number of combined housing authority units. There are 1750 households on the combined waiting list for both the public housing and section 8 programs at the Mission Housing Authority. All of the units meet city and state codes. Currently the Mission Housing Authority is remodeling about two units per year to make them "Green" and energy efficient.

Public Housing Condition

Public Housing Development	Average Inspection Score
Mission Housing Authority	90

Table 40 - Public Housing Condition

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

The most immediate needs of public housing authority residents tend to be structural. Renovations of units including painting, roof repairs, damaged exteriors, interior work such as plumbing, walls and floors and site amenities were noted by the various respondents. Respondents further indicated that these expenses were often undertaken with Capital Fund Grant/Program dollars.

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

Based on the City of Mission-Community Development Department consultation with the Mission public housing agencies (PHAs), they are working successfully with public agencies and community organizations to benefit low- and moderate-income residents in public housing. The Mission PHA is coordinating their renovation activities with their local jurisdictions, reconstructing public housing properties to meet the most up-to-date living and design standards. Most of the local police and fire departments are working with PHAs to ensure the safety and security of public housing residents. And they are also linking residents to family self-sufficiency programs, including on-site learning centers,

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Salvation Army and Women Together Foundation, Inc. provide emergency shelter beds. Transitional housing beds are found at the Women Together Transitional Housing Complex located in McAllen. It is comprised of 14 apartment style units. No permanent supportive housing was identified and there are no facilities in the City of Mission.

Facilities and Housing Targeted to Homeless Households

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

Table 41 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

The mainstream services in the area are fully used to complement services targeted to homeless persons. The City of Mission does not provide any direct services to benefit the homeless. However, Hidalgo County Urban County Program funds (4) sub-recipients under the ESG program that provides the direct benefit to the homeless. These organizations provide outreach, emergency shelter, health care and behavioral health care, rental & utility assistance, food, clothing and other homeless services. These complimentary services exist to provide some support to homeless persons. The most prominent health clinics for low income persons in the area are the Hidalgo County Health Clinic, Hope Family Health Center and Nuestra Clinica Del Valle. The last three agencies represent private non-profit organizations and the former is under the guise of the local County Government. Hope Family Health Care does provide for mental health services. The Veterans' Administration and Tropical Texas Behavioral Center (MHMR) also provide mental health services for its clientele. Most employment seekers utilize Workforce Solutions, the State's employment entity. HMIS is the vehicle that is used by the UCP for the subrecipients assisting homeless persons gain access to mainstream services. HMIS case files are updated to reflect client's needs, goals, and references linking to services. HMIS printouts assist clients locate other services and help case workers maintain accurate information for their caseload.

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

It should be noted that the City of Mission is not an ESG recipient. However, the CD Department administered Homeless Prevention Rapid Rehousing program funds previously and experienced the tremendous amount of need for this type of assistance in the community and encourages the continuation of this program. The Hidalgo County Urban County Program receives federal funds for homeless activities from the Emergency Solutions Grant (ESG). Although, Hidalgo County does not provide any direct services to benefit homeless persons, the county funds are distributed annually to local providers to meet the needs of homeless persons. The organizations that provide these services are: The Salvation Army, Mujeres Unidas, Catholic Charities of the Rio Grande Valley and Advocacy Resource Center for Housing. These agencies provide street outreach, case management, eviction/rental assistance, and other services related to the homeless. The only shelter in Hidalgo County for the general population is located at the Salvation Army. There is a women's only, men's only and family designated areas. Further victims of domestic violence and their families have access to an emergency shelter and transitional housing facility under the direction of the Women together Foundation, Inc. There is no transitional housing facility in Hidalgo County which serves the general population. Nonetheless, intensive case management services are provided at each of these locations to assist household to gain self-sufficiency. Case management may include linking residents with job

opportunities, assisting in preparation of resumes, clothing, food, hygiene/appropriate dress, office etiquette, GED/ESL classes, homework assistance for children as well as a variety of other services.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There is a broad network of public agencies and community organizations within Hidalgo County that focus on both the housing and supportive service needs of special needs populations. These agencies include many of the organizations contacted during the community-wide consultation process and who provide services to the residents of Mission, including:

- Advocacy Center Resource for Housing (ARCH)
- Affordable Homes of South Texas, Inc.
- American Red Cross
- Amigos Del Valle
- C.A.M.P University
- CASA Of Hidalgo County
- Catholic Charities of the Rio Grande Valley
- Children's Advocacy Center
- Easter Seals of Rio Grande Valley
- HOPE Family Health Center
- LRGVDC - Area Agency on Aging
- LRGVDC - Valley Metro Division
- LRGVDC- Foster Grandparent Program
- Senior Community Outreach Services, Inc.
- The Salvation Army
- Valley AIDS Council

Overall, these organizations cannot meet all of the needs of their target groups. However, the number of public agencies and community organizations and their diverse funding mechanisms ensure that a substantial portion of the special needs population will be served.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	0
PH in facilities	0

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
STRMU	0
ST or TH facilities	0
PH placement	0

Table 42– HOPWA Assistance Baseline

Data Source Comments:

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

In identifying the needs of the elderly population, private nursing homes and public facilities were contacted to assist. While the response rate was low, we can estimate that more than 100 elderly households are in need of affordable units. The greatest need for housing of the elderly is rehabilitation of their current property.

Staff was not able to quantify the number of units needed to address persons with severe mental illness or developmentally disabled individuals. However, based on the information obtained from the housing authorities’ waitlist of handicap accessible units, we can confidently assert that at least 115 households are in need. An extrapolation of handicap data further leads us to state that approximately 18,000 households in the City contain at least one person with some type of disability. Since 23% of persons with any type of disability live alone or with nonrelatives, an estimated 4,100 units are required. This need is even greater (approximately 5,000 units) for persons with severe disabilities, according to Disabled in Action estimates of the population. This assessment includes those individuals who are currently stably housed.

The communities collectively estimate a need for 1,400 units for persons with HIV/AIDS and their families; however, some of the units currently occupied by families with at least one member who has HIV/AIDS are being subsidized through various programs. As such, it is difficult to make an assessment of the actual gaps in housing units for this population. Nonetheless, the City, County and entitlement communities estimated the need for supportive services for persons with HIV/AIDS and their families; while there is a capacity to serve 900 individuals at this time, a gap of 500 remains. As with the other respondents, most of the capacity is contingent upon maintaining their current levels of state and federal assistance.

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

There is a network of public agencies and community organizations within Hidalgo County that focus on both the housing and supportive service needs of special needs populations. These agencies include many of the organizations contacted during the community-wide consultation process, including:

- Tropical Texas Center for Mental Health and Mental Retardation
- Valley AIDS Council
- Comfort House Services, Inc.
- Texas Department of Health
- Palmer Drug Abuse Program

Overall, these organizations cannot meet all of the needs of their target groups. However, the number of public agencies and community organizations and their diverse funding mechanisms ensure that a portion of the special needs population will be served.

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

The City of Mission assigned priorities for the community development needs based on input gathered during the community-wide consultation and citizen participation processes. The City of Mission Community Development (CD) Department analyzed the results from their needs assessment activities, assessing the similarities and differences of their community development priorities. Existing services can be enhanced with the assistance of CDBG funds. For next fiscal year, the CD Department will allocate funds to the following six agencies: Amigos Del Valle will provide home delivered meals to homebound seniors and senior activities at the senior center; Area Agency on Aging will provide assistance for medication, dentures and hearing aids; Silver Ribbon will assist elderly and disabled with rent and rent deposits, utility assistance and deposits and medical assistance and equipment; Easter Seals Society will provide rehabilitation services for handicapped individuals; Dentists Who Care will continue to provide free dental services to indigent children; and Children's Advocacy Center will provide counseling services to abused/neglected children. These are all supportive services that have been identified as a high priority which the residents of the City of Mission need.

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

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Mission determined that many factors currently restricting the supply of housing cannot be controlled by local governments, especially those that relate to regional, state, and national economic conditions. Various factors not under the control of local governments influence the cost, supply, and distribution of housing. These factors include land costs, construction costs, financing costs, and the availability of land.

A. Land Costs - The increasing scarcity of land serves only to increase the ultimate cost of the housing unit. Most developers feel there is relatively little they can cut out of current projects to reduce the price, yet still be competitive with housing built by developers in other cities. Part of the increase in land prices can be attributed to general inflation in the U.S. during the last 40 years. However, a significant portion of the increase is due to land price appreciation, as the demand for housing has continuously expanded due to population growth.

B. Construction Costs - Labor and material add substantially to the cost of housing. The price of building materials has continued to increase, making homes more expensive. The major components of the increased construction cost have been the steadily rising cost of energy, lumber, and other building materials. Increased construction costs make it difficult for developers and builders to attempt to realize a profit on low and moderately priced homes.

C. Financing Costs - Financing costs, for the most part, are not subject to local influence. The control of interest rates is largely determined by national policies and economic conditions. Interest rates greatly influence the housing market for homebuyers and indirectly for renters. Construction financing also results in much higher housing costs to the consumer. Interest rates have decreased in recent years, helping spur property refinancing and new construction within the region. Current trends indicate increasing interest rates in the future, which will negatively impact affordable housing opportunities.

D. Underwriting Guidelines – Due to recent increases in foreclosure rates, stiffer underwriting guidelines have been implemented. This action limits the ability of lower-income persons to access conventional mortgage rates. As such, lower income persons may be more vulnerable to predatory lending practices.

II. Local Factors

The availability of affordable housing in the City of Mission is impacted by local factors such as the availability of land for new construction, the income of residents, the supply of housing, and of course, housing costs. Bedroom size is another factor that must be considered when evaluating the availability of affordable housing for families. As the housing stock and housing market analysis indicate, much of the housing stock is single-family detached and designed for smaller families. As such, large families must oftentimes live in overcrowded conditions or find a larger unit that may exceed their budget.

The housing constraints that affect affordable housing in the City are primarily economic. Rising costs within the construction industry, the cost and availability of financing, and the high demand for a limited amount of land have combined to limit housing production, particularly for low-and moderate-income persons. The net result is significantly higher costs for housing during a period when incomes may not be rising at the same pace.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Mission continues to improve the lives of the most vulnerable population segments which include the extremely low-income, low-income and low to moderate income households, individuals living in public housing and homeless individuals and families. It will be an economic development plan that attempts to increase income and job opportunities for low income households. The changing and expanding local economy has led to the growth in the number of low as well as high paying jobs. Nonetheless, housing is a major component of the Plan, since a secure and affordable residence allows household members to pursue employment, education and training without having to worry about the threat of homelessness.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	941	797	5	4	-1
Arts, Entertainment, Accommodations	2,368	2,205	12	12	0
Construction	1,424	1,092	7	6	-1
Education and Health Care Services	5,789	9,009	30	47	17
Finance, Insurance, and Real Estate	1,007	772	5	4	-1
Information	240	117	1	1	0
Manufacturing	1,014	412	5	2	-3
Other Services	472	451	2	2	0
Professional, Scientific, Management Services	689	368	4	2	-2
Public Administration	0	0	0	0	0
Retail Trade	3,802	3,259	19	17	-2
Transportation and Warehousing	857	153	4	1	-3
Wholesale Trade	954	512	5	3	-2
Total	19,557	19,147	--	--	--

Table 43 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	31,362
Civilian Employed Population 16 years and over	28,968
Unemployment Rate	7.63
Unemployment Rate for Ages 16-24	12.82
Unemployment Rate for Ages 25-65	4.69

Table 44 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	5,343
Farming, fisheries and forestry occupations	1,470
Service	4,422
Sales and office	7,993
Construction, extraction, maintenance and repair	3,311
Production, transportation and material moving	1,188

Table 45 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	20,959	76%
30-59 Minutes	5,119	19%
60 or More Minutes	1,450	5%
Total	27,528	100%

Table 46 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,148	580	3,195
High school graduate (includes equivalency)	5,634	588	2,628
Some college or Associate's degree	6,703	304	2,064

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	6,940	195	1,476

Table 47 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	213	620	1,156	3,091	2,947
9th to 12th grade, no diploma	1,370	1,190	1,631	1,235	592
High school graduate, GED, or alternative	2,514	2,447	2,728	3,675	2,559
Some college, no degree	2,589	2,539	1,931	2,823	1,272
Associate's degree	124	511	759	591	217
Bachelor's degree	252	1,824	2,144	1,908	740
Graduate or professional degree	33	449	875	1,445	495

Table 48 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	13,955
High school graduate (includes equivalency)	20,854
Some college or Associate's degree	25,288
Bachelor's degree	45,311
Graduate or professional degree	72,440

Table 49 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

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

1. Education and Health Care Services (6,387)
2. Retail Trade (3,473)
3. Arts, Entertainment, Accommodations (1,877)
4. Professional, Scientific, Management Services (1,756)

According to the Lower Rio Grande Workforce Solutions document: in order to intergrate the workforce system,

- 1) Interested parties need to continuously conduct an analysis of the labor market and effectively communicate results to stakeholders.
- 2) The area must foster external partnerships which promote educational and skills attainment.
- 3) Leverage resources currently in existence.

Describe the workforce and infrastructure needs of the business community:

The document cited a survey conducted which indicated two out of five employers reported difficulty finding qualified workers for entry-level jobs.

Infrastructure needs of the business community need to address/overcome:

- lack of a career mindset
- attendance problems
- the inability to pass basic screening processes (such as drug testing and criminal background checks)
- communication skills
- customer service skills
- basic competencies in reading, writing and mathematics

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

With the passage of the merger between the University of Texas Brownsville and the University of Texas Pan American (Edinburg), a larger medical community will be created within the region. As such, economic development focused on health care, including services for youth, elderly, HIV/AIDS patients and uninsured persons, is expected to exponentially increase. These employment opportunities will also include staffing and construction of the medical school.

As border communities, trade industries will continue. These employment opportunities will include manufacturing, marketing, transportation, law enforcement including U.S. Customs and Border Protection and Immigration Staff.

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

As previously indicated, basic competencies need to be addressed in advance of graduating or exiting high school. Employers also face the need for bilingual staff. Due to the increase in reliance on technology, technologically literate employees are necessary. With the creation of the medical school the area must focus on developing sustainable relationships for the students exiting into the workforce.

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

The Lower Rio Grande Valley Workforce Development Board has formed partnerships with different community entities that also provide services to youth, low literacy or Limited English Proficient job seekers, some of the partnerships include:

- Partnership with the Education Service Center Region One
- Partnership with South Texas College (STC) Continuing Education Department
- Partnership with different local community colleges and local high schools
- Partnership with the Premier High School Recovery Program (Hidalgo County)
- Partnership with University of Texas Pan's American High School Equivalency Program
- Partnerships with local community colleges in the Dual Enrollment Academies

The five workforce boards located along the Texas-Mexico border - Lower Rio, Cameron, Middle Rio, South Texas, and Upper Rio Workforce Development Boards came together in December 2010 to propose a plan of action around Border literacy and skills training as a result the Border Workforce Alliance (BWA) was formed.

The Rio Grande Valley Allied Health Training Alliance brings together the:

- Workforce Solutions Lower Rio Grande (funding, case management, support services)
- Jobs for the Future (funding and technical assistance)
- Valley Initiative for Development and Advancement (VIDA) (funding, career counseling and support services)
- South Texas College (education and training, noncredit to credit pathways)
- 10 hospitals
- five educational institutions
- four counties
- Workforce Solutions/Lower Rio Grande and one other workforce development board
- one faith-based community organization

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

Yes

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

The City of Mission is located within the confines of the Lower Rio Grande Valley Development Councils (LRGVDC) area of oversight. LRGVDC publishes the regions. The draft was reviewed for the development of this document which was dated November 2010. With the CEDS the following goals and objectives were identified 1) Foster and Support Small Business and Entrepreneurial Initiatives for Domestic and International Markets; Identify all Types of Small Business Needs and Opportunities; 2) Increase Domestic and International Trade; To Encourage the Continued Expansion of Domestic and International Trade; 3) Assist Rural and Urban Communities to Incorporate Information Technology as a Tool for their Economic Development; 4) Promote Research, Development, Marketing and Distribution of Agricultural/Aquaculture Products Appropriate to the Region; Identify Markets for Locally Grown Agricultural/Aquaculture Products and Agricultural Services; 5) Increase Domestic and International Tourism; Market the Region for its Recreational and Tourism Facilities; 6) Create and Expand Industries and Business Development in the Lower Rio Grande Valley; To create and develop a Regional Marketing Strategy; and 7) To Improve Flood Control/Drainage Systems; Coordinate Flood Control/Drainage Systems throughout the Region.

In addition, the Hidalgo County Comprehensive Economic Development Strategy 2011-2015 identified the following goals. 1) Establish Hidalgo County as the premier location for healthcare in South Texas.

Municipal funds are used to address economic development primarily through the Chamber of Commerce, Mission Economic Development Corporation, etc. While a priority, it is not intended that any economic development activities will be funded by HUD awards during the Five years covered by this document.

Discussion

Based on the Workforce Solutions document the following occupations are listed as targeted and/or demand occupations:

Health Care – Medical and Health Services Managers, Registered Nurses, Repertory Therapist, Radiologic Technologists and Technicians, Emergency Medical Technicians, Pharmacy Technicians, Licensed Practical and Licensed Vocational Nurses, Medical Records and Health Information Technicians.

General services – General and Operational Managers, Training and Development Specialists, Accountants and Auditors, Computer User/Network Support Specialist, Billing and Posting Clerks, Bookkeeping, Accounting and Auditing Clerks, and Customer Service Representatives.

Education – Elementary and Middle School Teachers (except Special Education and Career Technical Education), Teacher Assistance, Clinical Counseling and School Psychologists, Educational Guidance and Vocational Counselors, Post Secondary and Pre-School Teachers.

Law Enforcement – Correctional Officers and Jailers, Police and Patrol Officers, Compliance Officers.

Manufacturing/Warehouse/Transportation – Cargo and Freight Agents, Shipping Receiving and Traffic Clerks, Carpenters, Operating Engineers and Construction Equipment Operators, Electricians, Plumbers, Pipe Fitters, Steam Fitters, Service Technicians, Mechanics, Machine/Tool Operators, Sales Representatives.

Workforce Solutions has identified the average hourly wage as well as the entry hourly wage and education level necessary for entry in these positions. Education varies from on the job (short term) to bachelors degree or higher, including work experience.

MA-50 Needs and Market Analysis Discussion

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

The City of Mission has identified several areas of concentrations where households with multiple housing conditions are scattered throughout the jurisdiction. In particular, "colonias" are one such type of concentration. Colonias are defined as unincorporated areas located within 150 miles from the US boundary in which clusters of housing may lack/have inadequate potable water, and are lacking in sewer services, lighting, roadways, and drainage. However, the City of Mission continues to address these areas to improve services and eventually annex them into the city. Most of the areas identified are within the city limits.

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

The City of Mission defined areas of racial/ethnic minority concentration as census tracts where more than 51% of residents are members of a minority group. There are no other major concentrations of racial/ethnic minorities in the region other than the Hispanic population. The City of Mission identified areas of low- and moderate-income concentration as census tracts with at least 51% of households living at or below 80 percent of median income. Approximately 89% of all census tracts in the region

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

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

There is a significant difference in the characteristics of rural and incorporated areas. Incorporated areas have access to (even if undersized) water, sewer and drainage lines, police and fire protection, paved roadways and health care. Rural areas have limited access to fire protection (though County sheriff services are available) water, sewer and drainage improvements are often lacking, no public transportation and limited access to social and medical services. Of note, there is also a significant difference in the cost, type and availability of housing between the unincorporated or in the etj and incorporated areas of the City.

Are there any community assets in these areas/neighborhoods?

Community Assets within the City of Mission would be identified when projects are identified.

Are there other strategic opportunities in any of these areas?

During the Consolidated Planning process, the City of Mission coordinated their community-wide consultations with public agencies and community organizations, in addition to conducting the citizen

participation processes within their communities. The City of Mission staff then met as a group to analyze the results from these needs assessment activities, and determined the similarities and differences of their resulting priorities.

As a result, the City of Mission will attempt to expend public funds in a manner that incorporates their common priorities while allowing for differences in local needs. This process helps ensure that the City of Mission 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.

Additionally, the City of Mission will direct their scarce resources toward projects that will leverage the commitment of other public and private sector support whenever possible.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Mission is adopting this Five Year Consolidated Plan and Strategy for the fiscal year 2018-2022, covering October 1, 2018 through September 31, 2022. The preparation of the Concolidated Plan is guided by the following goals: 1) Provide decent housing including: Assisting homeless persons to obtain affordable housing; Assisting persons at risk of becoming homeless; Retaining affordable housing stock; Increasing the availability of affordable permanent housing in standard condition to low income and moderate income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, disability or sexual preference; Increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and Providing affordable housing that is physically accesible to job opportunities. 2) Provide a suitable living environment, including:

- Improving the safety and livability of neighborhoods;
- Increasing access to quality public and private facilities and services;
- Reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- Restoring and preserving properties of special historic, architectural, or aesthetic value; and
- Conserving energy resources.

3) Provide expanded economic opportunities, including:

- Job creation and retention;
- Establishment, stabilization and expansion of small businesses (including micro-businesses);
- Provision of public services concerned with employment;
- Provision of jobs for low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- Availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- Access to capital and credit for development activities that promote the long-term economic and social viability of the community; and

- Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 50 - Geographic Priority Areas

General Allocation Priorities

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

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

The City of Mission will not seek approval for a Neighborhood Revitalization projects, Community Revitalization Strategy Area(s) nor transit-oriented development. All projects are identified as scattered sites to benefit residents within the city limits of Mission.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 51 – Priority Needs Summary

Narrative (Optional)

As a result of their community-wide consultation and citizen participation process, the City of Mission has collectively identified seven (7) high priorities for targeting resources received from HUD over the next five years:

- 1) To increase opportunities for low- and moderate-income residents (51-80 percent of median income) to attain homeownership, including first time homebuyers, renters, and single heads of households.
- 2) To preserve and rehabilitate the region's existing single family housing stock, primarily for extremely low-, low- and moderate-income owner occupant families (0-80 percent of median income).
- 3) To improve the living conditions for extremely low-, low-, and moderate-income owner occupant families (0-80 percent of median income).
- 4) To improve housing and supportive services to the region's residents that become homeless in order to provide these individuals and families with access to emergency, transitional, and permanent housing by providing referrals to the appropriate agencies.
- 5) To preserve, provide and improve social services for residents with special needs, particularly the elderly, the physically disabled, victims of domestic violence, and youth.
- 6) To expand economic opportunities in the community, particularly for minorities and lower income residents at-risk of becoming homeless.
- 7) To provide public facilities and infrastructure improvements, particularly drainage facilities, streets, parks, and sidewalks in low- and moderate-income neighborhoods.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

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

Table 52 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Mission Community Development (CD) Department is anticipating Community Development Block Grant Program entitlement resources totaling \$4,802,370 for the next five years and \$960,474 are planned during the next fiscal year (October 1, 2018 - September 30, 2019) to address obstacles to meet underserved needs, foster decent housing, and enhance communication between housing and social service agencies. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report to be published in December 2018.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	960,474	0	0	960,474	3,841,896	Funds to be used for public services for community development needs and housing

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: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	0	0	0	0	0	

Table 53 - Anticipated Resources

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

The CD Department will use no other forms of investment other than those described in 24 CFR 92.205(b) in the administration of HOME funds. Although, there is no matching requirement for the use of CDBG funds, the city of Mission Mayor and Council members have identified housing as a priority need and allocates over 70% to housing and leverages other city projects through the general funds, bond investments, state and federal grant funding. Public services for elderly, abused and neglected children, handicapped services youth services and general public services will also be funded through the CDBG program. Other funds, such as general funds, will be used for programs which require a matching requirement.

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

No publically owned land or property located within the city have been identified to address the needs in the plan.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF MISSION	Government	Ownership Planning public services	Other
AMIGOS DEL VALLE, INC.	Non-profit organizations	Non-homeless special needs public services	Other
LRGVDC Area Agency on Aging	Non-profit organizations	Non-homeless special needs public services	Other
Silver Ribbon Community Partners	Non-profit organizations	Non-homeless special needs public services	Other
Easter Seals Society of the RGV	Non-profit organizations	Non-homeless special needs public services	Other
CHILDREN ADVOCACY CENTER (CAC)	Non-profit organizations	Non-homeless special needs public services	Other
CASA (COURT APPOINTED SPECIAL ADVOCATES)	Non-profit organizations	public services	

Table 54 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

In particular, additional financial resources may be received by City of Mission within the next five years. Funding will include grants made available by the Texas Department of Housing and Community Affairs (TDHCA) and General Land Office (GLO) for issues related to Hurricane damages. While these funds are

pass-through from the State of Texas, the source of funds is HUD CDBG. As such, beneficiaries of these projects may include those persons whose needs are listed within this document. Other non-HUD federally funded ARRA programs that will provide services to residents of Mission include the Weatherization Assistance Program and Social Services Block Grant. The Homeless Prevention and Rapid Rehousing program funds were provided through the Hidalgo County Urban County Program previously to provide rental and utility assistance for individuals at risk of becoming homeless. However, there are gaps in the delivery system, including the following:

- Local agencies and community organizations are faced with dwindling public resources to fund housing and community development activities. These cutbacks have a severe impact on the performance of the delivery system.
- Several community organizations have the expertise to provide affordable housing and social services successfully, using available public and private resources. In addition, they have the opportunity to seek technical assistance from the HUD Office to assist these nonprofits to build their organizational capacity and meet the area's challenges.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics			
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X		X
Mental Health Counseling	X	X	X
Transportation	X	X	X

Other			

Table 55 - Homeless Prevention Services Summary

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

The homeless strategy for all communities include Cities of Mission, Edinburg, McAllen and Hidalgo County Urban County Program is coordinated by the Hidalgo County Homeless Coalition Continuum of Care (CoC). Each consists of a broad network of public agencies and community organizations to provide assistance with each component of the continuum of care homeless strategy—from prevention to outreach to intake/assessment to emergency shelter to transitional housing to permanent housing. The Continuum of Care examined all aspects of their homeless strategies, developing formal plans to ensure that services are well coordinated. They convened all of the necessary stakeholders, including organizations that provide outreach, emergency shelter, health care and behavioral health care, rental and utility assistance, food and clothing, and other homeless services to individuals, families with children, veterans, unaccompanied youth, and including persons with HIV. This process allowed organizations to identify how homelessness has affected their communities, and the role they can play in alleviating homelessness and chronic homelessness. However, the CoC has not been able to garner McKinney-Vento Homeless funds during SuperNOFA competitions. As such, both entities have chosen to support the Texas Homeless Network’s (THN) Balance of State (BOS) projects. THN provides the framework to supplement CCHP and HCHC local efforts to develop and implement homeless housing and supportive service projects. Further, through the implementation of Homeless Prevention and Rapid Re-Housing Programs (HPRP) for the Cities of McAllen and Brownsville and the Hidalgo County-Urban County Program, aggressive tools and outreach services are undertaken to rapidly expend these funds and limit the incidences or reduce the length of homeless episodes.

The Community Council of the Rio Grande Valley operates the area's 211 service, referring clients to service providers in the area. The Valley AIDS Council performs regular outreach to the homeless population, particularly in the area of HIV/AIDS screening. Tropical Texas (the area's Community MH/MR service provider) conducts outreach to identify persons who have chronic mental illnesses that might lead to homelessness. The Council and the Association for the Advancement of Mexican Americans (AAMA) conduct similar outreach to identify adolescents and adults with substance abuse problems. The Veteran's Center conducts outreach to identify veterans who are homeless or at-risk of homelessness. Women Together provides a crisis hotline and community education programs to enhance awareness of domestic violence matters. Outreach is further provided by agencies receiving Homeless Prevention and Rapid Re-Housing Funds. Other agencies providing outreach and services include Valley Initiative for Development and Advancement (VIDA) and Valley AIDS Council, Advocacy Resource Center for Housing (ARCH), The Salvation Army, Catholic Charities, and Texas Rural Legal Aid.

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

One of the main strengths of the current service delivery system is the wide range of services available for special needs populations and persons experiencing homelessness. A second strength of the current delivery system is the willingness of the Cities of Mission, Edinburg, McAllen and the Hidalgo County Urban County Program and the CoC to work together to develop comprehensive community-wide strategies to prevent homelessness and to build and maintain a more effective and more responsive homeless emergency intervention system.

However, there needs to be more coordination between the Cities of Mission, Edinburg, McAllen and the Hidalgo County Urban County Program housing providers, social service providers, and case management agencies. Specifically, that these organizations need more effective ways of sharing information about available community services/programs, program eligibility criteria, community

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 56 – Goals Summary

Goal Descriptions

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

The City of Mission will continue to administer the City's Housing Assistance Program to assist 65 eligible individuals/families with housing rehabilitation or reconstruction of their homes. Estimated beneficiaries include twenty three extremely low-income (0-30%), thirty three low-income (30-50%) and nine moderate-income (50-80%) households. The Community Development Department will utilize the CDBG funds for the administration of the Housing Assistance Program.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

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

No compliance agreement is currently mandated, however, a need for Section 504 - Accessible Units exists as illustrated by table below.

Activities to Increase Resident Involvements

After our consultation with the PHA, we understand that they conduct activities to increase resident involvement. One approach to this issue is having managers meet with the residents and talk about the program. They meet with Council members and the Advisory Board to develop and implement initiatives for resident participation such as "Pathway to Homeownership and Family Self Sufficiency Program".

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

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Mission determined that many factors currently restricting the supply of housing cannot be controlled by local governments, especially those that relate to regional, state, and national economic conditions. Various factors not under the control of local governments influence the cost, supply, and distribution of housing. These factors include land costs, construction costs, financing costs, and the availability of land.

A. Land Costs - The increasing scarcity of land serves only to increase the ultimate cost of the housing unit. Most developers feel there is relatively little they can cut out of current projects to reduce the price, yet still be competitive with housing built by developers in other cities. Part of the increase in land prices can be attributed to general inflation in the U.S. during the last 40 years. However, a significant portion of the increase is due to land price appreciation, as the demand for housing has continuously expanded due to population growth.

B. Construction Costs - Labor and material add substantially to the cost of housing. The price of building materials has continued to increase, making homes more expensive. The major components of the increased construction cost have been the steadily rising cost of energy, lumber, and other building materials. Increased construction costs make it difficult for developers and builders to attempt to realize a profit on low and moderately priced homes.

C. Financing Costs - Financing costs, for the most part, are not subject to local influence. The control of interest rates is largely determined by national policies and economic conditions. Interest rates greatly influence the housing market for homebuyers and indirectly for renters. Construction financing also results in much higher housing costs to the consumer. Interest rates have decreased in recent years, helping spur property refinancing and new construction within the region. Current trends indicate increasing interest rates in the future, which will negatively impact affordable housing opportunities.

D. Underwriting Guidelines – Due to recent increases in foreclosure rates, stiffer underwriting guidelines have been implemented. This action limits the ability of lower-income persons to access conventional mortgage rates. As such, lower income persons may be more vulnerable to predatory lending practices.

II. Local Factors

The availability of affordable housing in the City of Mission is impacted by local factors such as the availability of land for new construction, the income of residents, the supply of housing, and of course, housing costs. Bedroom size is another factor that must be considered when evaluating the availability of affordable housing for families. As the housing stock and housing market analysis indicate, much of the housing stock is single-family detached and designed for smaller families. As such, large families must oftentimes live in overcrowded conditions or find a larger unit that may exceed their budget.

The housing constraints that affect affordable housing in the City are primarily economic. Rising costs within the construction industry, the cost and availability of financing, and the high demand for a limited amount of land have combined to limit housing production, particularly for low- and moderate-income persons. The net result is significantly higher costs for housing during a period when incomes may not be rising at the same pace.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

City of Mission believes that these regulations do not constitute barriers to fair and affordable housing. The majority of these policies or regulations cannot be considered excessive, exclusionary, discriminatory, or duplicative. It is not unreasonable for the counties and/or cities with jurisdictional authority in the region 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, City of Mission could develop a strategy whereby development fees could be waived or lowered for the development of affordable housing. In fact, City of Mission could examine the possibility of reducing some of these costs to allow homes built by non-profit organizations to be more affordable to low- and moderate-income households. This could 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.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Mission has two Safe Haven Homes that are utilized to provide assistance to individual and families who have suffered losses of homes through fire and/or have been evicted from their home due to non payment of rent. Most of the instances occurring have been due to illness, loss of employment, and/or death of a family member. The City of Mission works closely with the Housing Authority of Mission to quickly place these families on their waiting list and move them through the process to provide a smooth transition. The City of Mission will continue to serve as a referral service to agencies who provide homeless prevention and assistance programs. The following agencies provide services for homeless situations.

Addressing the emergency and transitional housing needs of homeless persons

We have been providing CDBG funding to the Salvation Army located in McAllen who provides emergency shelter and supportive services for the general population for Hidalgo County. Women Together, Inc provides emergency shelter and transitional housing for victims of domestic violence. They also are located in McAllen and serve the Hidalgo County.

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.

Women Together provides assistance to victims of domestic violence and will most likely be able to transition into permanent housing.

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

The City of Mission as well as the other entitlement communities developed a discharge policy plan. This plan is used for informing publicly funded agencies of services provided to prevent them from discharging into homelessness situations.

SP-65 Lead based paint Hazards – 91.215(i)

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

Although no accurate information about the incidence of lead-based paint exists, staff acknowledges that lead-based paint poses a serious health threat and must be addressed. Currently, all units assisted through the housing rehabilitation programs are inspected for lead-based paint hazards. At a minimum a visual inspection is conducted to ensure the proper procedures are followed.

Each of the Public Housing Authorities in the region continues to inspect new public and assisted housing for this and other health hazards.

The Environmental Protection Agency (EPA) issued the Renovation, Repair, and Painting (RRP) Rule on April 2008 which requires new measures and actions for the prevention of lead poisoning and became effective April 22, 2010. The Office of Healthy Homes and Lead Hazard Control has since released guidance to comply with both EPA's RRP and Lead Safe Housing Rule (LSHR). One of the major differences between rulings is that the LSHR requires clearance examinations.

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

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

According to the Texas Department of State Health Services (2011) Hidalgo County tested 19,577 children under the age of 6 for elevated blood lead level. An additional 22,636 children younger than 15 were also tested. The results indicated 106 and 113, respectively, had elevated blood lead levels. However, according to local health department officials, many lead poisoning cases may be caused by sources other than lead-based paint. Some cases may be attributed to pottery and serving dishes made in Mexico that are finished with lead-based glazes, which can be dissolved by foods with high acid content—such as citrus, peppers, and tomatoes. Also, many popular herbal remedies and traditional potions, and, as such, will continue to attempt to reduce the number of housing units with lead-based paint.

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

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

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

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

SP-70 Anti-Poverty Strategy – 91.215(j)

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

The City of Mission Community Development (CD) Departments' Anti-Poverty Plan focuses on the most vulnerable groups in the region primarily low- and moderate-income households between 0 and 80 percent of the median family income, individuals and families in public or assisted housing, and homeless individuals and families. The lowest-income households are generally those at-risk of homelessness, including individuals and families in public or assisted housing who are dependent upon public subsidies to maintain their own residences. This segment of the population has the highest incidence of poverty. At the same time, these low- and moderate-income households will see the most immediate benefit from efforts to increase housing and community development opportunities within the region.

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

It is important to recognize that the CD Departments' Anti-Poverty Strategy is not necessarily a housing plan but an economic development plan that increases incomes and employment opportunities for low- and moderate-income households. The economic changes in the region have led to growth in the number of both low- as well as high paying jobs. Central to any plan to combat poverty within the region must be the creation of secure, well-paying jobs. However, housing is a major component of the Plan, since a secure and affordable residence provides household members with the stability to pursue jobs, education, and training without having to worry about the threat of homelessness. The implementation of anti-poverty efforts is a cooperative effort among the individual jurisdictions that comprise the City of Mission Program and the cities of McAllen, Edinburg and Hidalgo County Program Urban County Programs (UPC). Each entitlement community will coordinate their activities with Community Housing Development Organizations, public housing agencies, and local nonprofit social service organizations discussed throughout the Strategic Plan that also provide critical resources to combat poverty and promote family self-sufficiency.

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

Several communities in the region, including the UCP and City of McAllen are HOME entitlement communities that utilize their funds to support affordable housing programs through designated Community Housing Development Organizations, down payment assistance programs, and owner-occupied rehabilitation programs. To the extent that they can reduce housing costs and provide

residents with a feeling of empowerment through affordable rental and homeownership activities, these HOME programs can help individuals and families obtain the resources to become self-sufficient. The City of Mission also provides funding to assist the community with services such as meal programs, food pantry and the American Red Cross when families are in need of those services.

SP-80 Monitoring – 91.230

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

Internal administrative systems are reviewed annually to determine their level of effectiveness and to identify any inherent systemic deficiencies that may require attention.

City Departments and agencies funded under our program submit monthly payment requests. The request is submitted with documentation. It is the City of Mission's Community Development (CD) Department intent to formally monitor each activity undertaken with HUD entitlement funds at least once yearly. The Community Development Director and/or Administrative Assistant perform a formal monitoring visit. The purpose of the monitoring process is to determine compliance with the executed contract/subrecipient agreement, HUD requirements, other applicable Federal requirements, and applicable State codes or statutes. The monitoring process also provides an opportunity by which exemplary project administration aspects or performance is identified.

The formal visit is preceded by a desk review of all pertinent project information and documentation. The Administrative Assistant reviews the project file and associated documentation to determine the project's progress and adherence with the proper regulations. After the desk review is completed, an on-site review of the project is undertaken. This process enables the CD Department to verify the status of the project as suggested in the project file.

Pre- and post-interviews are also conducted with subrecipient personnel. These interviews serve two functions: one is to inform the subrecipient of the monitoring goals and purpose, the other is to articulate any areas of concern prior to dissemination of the formal written report as well as to acknowledge areas of good performance. The formal written report is routed to the Community Development Director for review and consent prior to distribution. A copy of the report is then mailed to the appropriate parties. The CD Department allows a 30-day response timeframe for the parties to respond to each report.

In addition to the formal monitoring process outlined above, the CD Department staff monitors the day-to-day operations of assigned projects continuously. This is accomplished through frequent telephone contacts, written correspondence, emails, meetings, and progress report reviews.

to justify the requested amount. After reviewing the attached information, if any discrepancies are found the contact person for the agency is notified and revised data is requested. When necessary, the payment request amount is adjusted. The CD Department staff processes invoices biweekly and are then reviewed and approved by the Finance Department. The CD Department staff conducts checks and

balances of all CDBG transactions with the Finance Department staff on a quarterly basis to insure quality control.

Expected Resources

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

Introduction

The City of Mission Community Development (CD) Department is anticipating Community Development Block Grant Program entitlement resources totaling \$4,802,370 for the next five years and \$960,474 are planned during the next fiscal year (October 1, 2018 - September 30, 2019) to address obstacles to meet underserved needs, foster decent housing, and enhance communication between housing and social service agencies. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report to be published in December 2018.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	960,474	0	0	960,474	3,841,896	Funds to be used for public services for community development needs and housing

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: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	0	0	0	0	0	

Table 57 - 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 CD Department will use no other forms of investment other than those described in 24 CFR 92.205(b) in the administration of HOME funds. Although, there is no matching requirement for the use of CDBG funds, the city of Mission Mayor and Council members have identified housing as a priority need and allocates over 70% to housing and leverages other city projects through the general funds, bond investments, state and federal grant funding. Public services for elderly, abused and neglected children, handicapped services youth services and general public services will also be funded through the CDBG program. Other funds, such as general funds, will be used for programs which require a matching requirement.

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

No publically owned land or property located within the city have been identified to address the needs in the plan.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 58 – Goals Summary

Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Mission Community Development (CD) Department is part of a group of four entitlement communities that combined their Consolidated Planning efforts to develop a comprehensive approach to the use of HUD program funding for housing and community revitalization in the city.

Projects

#	Project Name
1	AMIGOS DEL VALLE (ACTIVITIES)
2	AMIGOS DEL VALLE (MEALS)
3	LRGVDC AREA AGENCY ON AGING
4	EASTER SEALS SOCIETY
5	CHILDREN'S ADVOCACY CENTER
6	CASA OF HIDALGO COUNTY
7	SILVER RIBBON
8	HOUSING ASSISTANCE PROGRAM - REHABILITATION
9	HOUSING ASSISTANCE PROGRAM - RECONSTRUCTION
10	HOUSING ADMINISTRATION
11	CDBG ADMINISTRATION

Table 59 – Project Information

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

Given the range of competing needs, the priorities were established from public comments and surveys received and through directives provided by the Mayor and City Council, Executive Department and CD staff of the city. As expected, the most overwhelming obstacles to meeting the underserved needs is the lack of funding availability and also the lack of a concentrated focus of available resources working in unison towards a common goal, a general sense of apathy or detachment that is obvious from the lack of public participation during public hearings.

AP-38 Project Summary
Project Summary Information

1	Project Name	AMIGOS DEL VALLE (ACTIVITIES)
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$4,000
	Description	Funding to provide senior services at the Arnaldo Ramirez Senior Center
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Twenty five elderly will be provided with senior activities.
	Location Description	At the Arnaldo Ramirez Senior Center, Mission Texas
	Planned Activities	
2	Project Name	AMIGOS DEL VALLE (MEALS)
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$22,000
	Description	Funding for home delivered meals for homebound seniors.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Twenty two homebound elderly will be provided with a nutritional meal daily.
	Location Description	Citywide - City of Mission
	Planned Activities	
3	Project Name	LRGVDC AREA AGENCY ON AGING
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$7,000
	Description	Funding will be utilized to assist senior with medications, medical supplies and medical equipment.

	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Twenty eight elderly will be provided medication assistance and/or medical equipment.
	Location Description	Citywide- City of Mission
	Planned Activities	
4	Project Name	EASTER SEALS SOCIETY
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$4,000
	Description	Funding will be utilized to provide outpatient rehabilitation services.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Four eligible individuals will be provided with rehabilitation services
	Location Description	Citywide - City of Mission
	Planned Activities	
5	Project Name	CHILDREN'S ADVOCACY CENTER
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$9,000
	Description	Funding will be utilized to provide counseling services for abused/neglected children and their families
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Fifty abused and/or neglected children will be provided with counseling/clinical services
	Location Description	Citywide - City of Mission
	Planned Activities	
6	Project Name	CASA OF HIDALGO COUNTY

	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$2,000
	Description	Funding will be utilized for expenses generated in servicing abused/neglected children
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Twenty abused and/or neglected children will be provided with a special advocate and counseling services
	Location Description	Citywide- City of Mission
	Planned Activities	
7	Project Name	SILVER RIBBON
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$6,000
	Description	Funding will be utilized to assist disabled individuals and seniors with rent and rent deposits, utilities and utility deposits, and/or medications, dental, eyeglasses and durable medical equipment.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Twenty elderly or disabled individuals will be provided with rental/utility deposit or connection assistance
	Location Description	Citywide - City of Mission
	Planned Activities	
8	Project Name	HOUSING ASSISTANCE PROGRAM - REHABILITATION
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$75,000
	Description	Funding for rehabilitation of deterioration homes for a low income family.

	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Three eligible individuals and/or families
	Location Description	Citywide - City of Mission
	Planned Activities	
9	Project Name	HOUSING ASSISTANCE PROGRAM - RECONSTRUCTION
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$600,000
	Description	Funding for reconstruction of dilapidated homes beyond repairs for eligible low income families.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Ten eligible individuals and/or families will be assisted
	Location Description	Citywide - City of Mission
	Planned Activities	
10	Project Name	HOUSING ADMINISTRATION
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$83,000
	Description	Funding for staff costs for administration, operation and maintenance expenses relative to the development, implementation, and monitoring of the overall Housing program.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Overall thirteen eligible individuals and/or families will be assisted
	Location Description	Citywide - City of Mission
	Planned Activities	Oversight of city's Housing Assistance Program

11	Project Name	CDBG ADMINISTRATION
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$148,474
	Description	Funding for staff costs for administration, operation and maintenance expenses relative to the development, implementation, and monitoring of the overall CDBG program.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Oversight of the overall CDBG and Housing Assistance Program

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 projects undertaken with CDBG will be located within Missions' city limits, the area of its legal jurisdiction. The City of Mission Community Development (CD) Department will direct its housing and community development activities within low and moderate income areas where more than 51% of households are living at or below 80% of the median income. Assistance will be provided to eligible low income individuals and all eligible areas, census tracts and block groups where CDBG funds can be used.

Geographic Distribution

Target Area	Percentage of Funds

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Mission Mayor and Council members have agreed that scattered sites within the City's jurisdiction are eligible for geographic distribution of entitlement funds. All low income areas and eligible low income individuals of the city are able to participate in this program.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Mission intends to rehabilitate/reconstruct 13 housing units this fiscal year. These activities are intended to be funded with the CDBG Program.

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

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	13
Acquisition of Existing Units	0
Total	13

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

It is estimated that 2/3 of the owner-occupied rehabilitation assisted households are categorized as special needs including elderly/frail elderly and/or households with at least 1 disabled member.

AP-60 Public Housing – 91.220(h)

Introduction

The Mission Housing Authority is funded through HUD to provide subsidized housing for low income persons. The City of Mission Community Development (CD) Department does not provide CDBG funds to the Mission Housing Authority.

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

The City of Mission Community Development (CD) Department will not provide funds to the Mission Housing Authority to address public housing needs. However, the City of Mission is supportive of the Mission Housing Authority and will continue to provide letters of support for housing development plans

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

The City of Mission encourages residents to participate in the management of the Mission Housing Authority and in their homeownership program. The City of Mission supports efforts to enable residents of the housing authority to break the cycle of poverty and move towards self-sufficiency. They provide essential type services such as child care and educational services to allow for an increase in participation. The City of Mission appoints members to their advisory boards which is composed of residents. The Mission also has Resident Boards composed of five resident members who maintain close partial oversight of Capital Fund projects and other activities. The CD Department provides referrals to those seeking assistance to address their housing needs.

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

The City of Mission Housing Authority is not designated as troubled.

Discussion

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

Introduction

t should be noted that the City of Mission is not an ESG recipient.

The Urban County Program will receive \$628,449 in ESG funds. These funds shall be used to provide services for homeless and other special needs activities.

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

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

It should be noted that the City of Mission is not an ESG recipient.

The City of Mission will continue to serve as a referral service. As the sole recipient of ESG funds the UCP will continue 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 exist for victims of domestic violence. They are operated by Women Together Foundation, Inc. Catholic Charities and Advocacy Resource Center for Housing (ARCH) do not operate a shelter but provide homeless prevention activities, primarily funded by ESG. All agencies remitted responses to the consultation requests.

Addressing the emergency shelter and transitional housing needs of homeless persons

see above

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

The City of Mission adopted the following goals and action steps to address chronic homelessness:

A. Goal 1: Established a HMIS system where all agencies communicate together.

Action Step: Contract vendor and create access for agencies serving homeless persons. Use a

standardized intake form among all agencies.

B. Goal 2: Create supportive transitional housing for youth leaving foster care system.

Action Step: Identify property and begin construction.

C. Goal 3: Develop cultural and language specific case management for individuals with both substance abuse and mental illness.

Action Step: Hire case managers and begin work with clients.

D. Goal 4: Create a one-stop for homeless persons.

Action Step: Identify space and bring in appropriate agencies and services.

Homelessness Prevention

The City of Mission provides an array of services, including rental/mortgage assistance, medical assistance, down payment and utilities, social services, food and clothing, and emergency housing to prevent future episodes of homelessness. Hidalgo County's proposed HMIS system will also help agencies better communicate and coordinate resources to provide homeless persons and persons at imminent risk of homelessness with better access to the region's network of homeless services and resources.

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

It should be noted that the City of Mission is not an ESG recipient.

The insufficient amount of funding available through the ESG Program prohibits the County from addressing these needs, however the County will again focus its funding on providing operating cost, support, subsistence payments, general administration support and public service funds to homeless service providers.

Discussion

AP-70 HOPWA Goals - 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	0

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

Introduction:

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

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

The City of Mission continues to aggressively pursue funding for areas that do not meet the health and sanitation needs for mission residents otherwise known as colonias. Colonias are mostly rural subdivisions along the U.S.-Mexico border that lack adequate housing and public infrastructure. The City of Mission typically seeks other funding to address the limited areas that have been identified as lacking these services to secure additional funding to address the housing and community development needs in these extremely impoverished areas. As these areas are improved the City of Mission then annexes the areas into the City to be able to provide the proper services and improve their living conditions.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

As a fast-growing area, the City of Mission must balance a diverse array of housing and community development issues. Present needs in the City of Mission 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 with public and private dollars.

Actions planned to address obstacles to meeting underserved needs

- South Texas is 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.
- The City of Mission has a higher number of households living in poverty than the rest of the State. Approximately 24% of households in Mission are living below the poverty line, compared with 16% statewide.
- As a result of the region's lower income levels, few extremely low- and low-income residents can afford a median priced home, or the rent for a market-rate two-bedroom apartment. According to the National Low-Income Housing Coalition's Out of Reach 2009 Report, a family earning 50% of the median income could only afford to pay \$480 a month for an apartment.
- Much of region has seen a decrease in unemployment. In April 2018, the average unemployment rate for Mission was 5.9%.
- A major contributor to the City's high unemployment and poverty rates is its low educational attainment levels. According to the 2012-2016 Census assessment, approximately 71.7% of residents in the Mission area have graduated from high school, compared to 82.3% statewide. Approximately 24.5% graduated from college, compared to 28.1% statewide.

The City of Mission will continue to fund projects that provide the most benefit to the most people.

Actions planned to foster and maintain affordable housing

The City of Mission will continue to administer the City's Housing Assistance Program to ensure that as many families that can get assisted will be afforded this opportunity. The City of Mission will be supportive of any Community Based Development Organizations (CBDO) and Community Housing Development Organizations (CHDO) partners.

Actions planned to reduce lead-based paint hazards

In recognition of the dangers posed by lead-based paint, the City of Mission tests 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 assistance under the City's Housing Assistance Program that is funded by the CDBG 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

The City of Mission will continue to provide funding to non-profit organizations that provide a direct resource to poverty-level families to assist them in coming out of poverty.

The City's Anti-Poverty Strategy focuses on the most vulnerable population segments: extremely low-income households (incomes 0 to 30 % of the median family income); individuals and families living in public or assisted housing; and homeless individuals and families. Extremely low-income households are more frequently threatened with homelessness. Persons living in public or assisted housing are dependent upon public subsidies to maintain their residences and may have added security in retaining their housing should a setback occur. These segments of the population have the highest incidence of poverty and possess limited economic enrichment opportunities.

The most prominent agencies in assisting extremely low- and low-income individuals/families find housing and/or supportive services (where applicable, how CDBG funds will be utilized during FY 2018-2019 to help reduce the number of poverty-level families is noted):

Amigos Del Valle, Inc. - provide safety checks and nutrition for homebound elderly persons

- Amigos Del Valle, Inc - provide nutrition for homebound elderly persons and activities for elderly at the Senior Center
- Boys and Girls Club of Mission (USDA Nutritional Program/After school Care)
- Catholic Charities of the RGV - provide homeless prevention activities
- Hidalgo County – Community Service Agency
- LRGVDC - Area Agency on Aging - provide medicine assistance for the elderly
- Mission Food Pantry - provide food at fixed intervals to assuage hunger for residents
- Mission I.S.D. – Free Lunch Program
- Mission Housing Authority
- Silver Ribbon Community Partners - provides case management of Adult Protective Service clients as well as homeless prevention activities
- Texas Rural Legal Aid
- The Salvation Army - provides clothing, job training, transportation and homeless prevention activities

Actions planned to develop institutional structure

Institutional structure is in place with the City of Mission being a municipal government. The Mayor and Council members form the legislative body. The City of Mission Community Development (CD) Department is responsible for oversight of community development funds provided by the U.S. Department of Housing and Urban Development (HUD). The CD Department administers the Housing Assistance Program and works with social service agencies/city departments involved in the delivery of housing, homeless, non-homeless special needs and community development activities.

To further strengthen the institutional structure, the City of Mission continues the collaborative approach to develop a shared vision for housing and community development activities for the Rio Grande Valley area. Commitment and coordination among different levels of local government, community organization, 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 Council appointed a twelve member citizen's advisory committee to review and recommend HUD funds to social service agencies and City department projects. The citizen's advisory committee holds several public hearings, conduct site visits with the agencies and attends Housing Assistance Program welcome home events.

These processes will continue while the city continues to use CDBG funds.

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

service agencies

Discussion:

The City of Mission will continue to address high priority needs and coordinate with other organizations to provide the much needed services in this area.

Program Specific Requirements

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

Introduction:

The Action Plan describes the programs and services that the city will undertake during the period beginning October 1, 2018 until September 30, 2019. The Action Plan details the populations that will be served, projects to be undertaken, and various local, state, federal and private resources that will be used over the next year to address the first of the five years covered by the Consolidated Plan and Strategy. It is not anticipated that the City of Mission will receive any program income from any of the projects to be carried out.

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% |

Appendix - Alternate/Local Data Sources