

# CITY OF HARLINGEN TEXAS



## 2015 – 2019 CONSOLIDATED PLAN

## 2015 – 2016 ANNUAL PLAN



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# Executive Summary

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

### 1. Introduction

The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, with revisions for preparing a Consolidated Plan and guiding the use of CDBG, HOME, HOPWA, and ESG funding based on applications to the U.S. Department of HUD. The major sections of the Consolidated Plan include a Housing Market Analysis, Housing and Homeless Needs Assessment, 5-year Strategic Plan, a 1-year Action Plan, and Consultation and Citizen Participation, with accompanying documentation relating to public comment. The Strategic Plan addresses specific needs that were identified in the data analysis, with specific goals and program targets for each category designated for funding. The Action Plan is a subset of the Strategic Plan, addressing funding options for the next fiscal year. The Consolidated Plan can be used by organizations in the community as a guide for identifying activities through which they can help the jurisdiction reach their housing and community development goals. The Consolidated Plan also serves as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER) required by HUD for each fiscal year's funding allocation. Incorporated into the Consolidated Plan are an analysis of the local housing market and a review of housing and homeless needs in Harlingen as a means of defining the current environment in which federal funding is being used. The Consolidated Plan provides a strategic plan for meeting priority needs that were identified through the community participation process. The analytical parts of the document draw from the 2005-2009 and the 2008-2012 American Community Surveys and 2005 CHAS data provided by HUD. Other data sources include the 2010 U.S. Census and other information gathered locally, including the Cameron County Homeless Partnership and a survey of citizens that was used to assist in prioritizing needs. The survey was available on the City's website and was distributed at community meetings. Public housing information was provided by the Harlingen Housing Authority.

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

This Consolidated Plan contains a range of goals, objectives, and outcomes formulated to address needs identified for homelessness, other special needs, non-housing community development, barriers to affordable housing, lead-based paint hazards, institutional structure, and coordination. These objectives include:

- Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations.
- Support improvement of infrastructure, parks and recreation facilities, community facilities and public facilities in CDBG eligible census tracts.

- Address community needs through community-based public service programs.

These objectives are supported by a collection of associated strategies and performance goals. These strategies seek to work toward meeting the objectives stated, addressing the need for more affordable housing, housing rehabilitation, public facilities and infrastructure improvements, and public services. Specifics can be found in the Strategic Plan and Annual Action Plan.

### **3. Evaluation of past performance**

Harlingen has a history of successful programs funded through the Community Development Block Grant Program. Of particular importance to the health of the city have been programs that address the condition of the housing stock. The City has successfully funded housing rehabilitation activities targeting lower income and elderly households unable to properly maintain their homes. The City has worked actively with local homeless services providers to expand both the stock of units/beds available to homeless persons and services aimed at helping those persons find employment, housing, health care services, and educational opportunities. Details of past performance can be found in the City's Consolidated Annual Performance and Evaluation Report (CAPER).

### **4. Summary of citizen participation process and consultation process**

Based on Community Participation Plan, outreach included public forums and focus group meetings, an on-line survey provided on the City of Harlingen Web Site and hard copy, and consultation with public and private agencies and organizations to capture public input as to the priority needs for the next five years. Participating persons, public and private agencies included the general public, neighborhood organizations, Harlingen Housing Authority, Continuum of Care, Board of Realtors, Chamber of Commerce, public and social service agencies, colleges and universities, elected and appointed officials.

Two Public Forums and Stakeholder Focus Group sessions were held on January 13th, 2015 at the Harlingen Public Library – Auditorium, 410 76' Drive Harlingen, TX 78550. Supplemental interviews were conducted with and information and input received from various City Departments and Divisions, Chamber of Commerce and Board of Realtors representatives, social and public service organization, community, professional and industry representatives to obtain information from those unable to attend the sessions. Participants in the sessions and supplemental interviews included Harlingen City staff and other government representatives; administrators from local colleges, universities, and school districts; non-profit organizations, home builders, housing and social service agencies representatives; real estate and financial industry representatives; and the general public and other community representatives.

### **5. Summary of public comments**

Public comments were received during the public forums on January 13, 2015 regarding the creation of a Liberty House (a supportive group home for disabled Veterans), the need for a designated grant

writer, and the need for an environmental grant writer to bring adaptive sports events to Harlingen for Vets and persons with disabilities, as well as the need for additional ADA compliant sidewalks.

An additional comment was received from the Valley Association for Independent Living regarding the need for ADA compliant park access and playground equipment. The Parks Department intends to incorporate ADA Equipment/Access into all of its park as funds become available.

The City received a comment during the hearing on 6/25/15 suggesting the City use CDBG funds to generate jobs and/or provide job training in the community instead of using them for "quality of life" projects. The City already uses CDBG/HOME funds to create jobs/economic opportunities for low and moderate income people by giving preference to Section 3 Businesses on all of its CDBG/HOME-funded projects.

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

Comments regarding the need for a grant writer/environmental grant writer were forwarded to Administration for consideration. The application to create a Liberty House was received after the submission deadline and was seriously deficient. Comments regarding the need for ADA park access and playground equipment was incorporated into the equipment design for C.B. Wood Park, which opened to the public on May 7th.

## **7. Summary**

This plan provides a framework through which Harlingen manages its federal entitlement programs related to community development and homeless assistance. Data were provided through HUD's eCon software system, utilizing American Community Survey data and other sources, to construct the needs assessment and market analysis. The City worked with local service providers and other concerned citizens to develop the strategic plan and annual action plan, both designed to address needs within the city as identified through the public participation process and needs assessment.

## 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	HARLINGEN	
CDBG Administrator	HARLINGEN	Community Development Department
HOPWA Administrator		
HOME Administrator	HARLINGEN	Community Development Department
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative

The lead agency for the development of the Consolidated Plan is the Community Development Department of Harlingen. CDD has contracted with the consulting firm of J-QUAD Planning Group. The City and J-QUAD consulted with a number of other agencies including the agencies involved in the Cameron County Homeless Partnership to address homelessness.

### Consolidated Plan Public Contact Information

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

### **1. Introduction**

Harlingen works with a wide variety of agencies, organizations, and service providers in an effort to bring various viewpoints to bear in the identification of local housing and service needs. Ongoing relationships focused on specific needs and targeted meetings designed to bring public input into the Consolidated Plan process are two of the ways that the City utilizes outside organizations in the consultation process. Many of the organizations attended the Consolidated Plan forums, including those found in the HUD database which are listed below. Additional agencies who participated in the consultation process included several departments of the City of Harlingen, representatives from the VA, the Texas Department of State Health Services, the Community Development Advisory Board, Loan Star National Bank, a private landlord, HCDC, and the Cameron County Homeless Partnership.

#### **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)).**

The City has ongoing relationships with several housing providers working on housing development activities. The City works to utilize Section 8 vouchers from the federal government to address the housing needs of the City's lowest income households. Through the Cameron County Homeless Partnership, the City maintains relationships with mental health providers, homeless shelter and services providers, and other governmental agencies with specific responsibilities for homeless individuals and families. The City also participates in a variety of other coalitions that seek to address other issues that relate to housing and service needs.

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

City staff works actively with the Cameron County Homeless Partnership, the umbrella organization that addresses homeless issues in the region. Staff participate in regularly scheduled meetings and point-in-time surveys. In the past, the City has provided administrative support to supplement homeless initiatives and funding to the various agencies that make up the local membership of the regional partnership.

**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**

Staff from Harlingen participates in the Cameron County Homeless Partnership, working with area service providers to include City resources, to the extent possible, in the provision of services to homeless individuals and families in Harlingen.

**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	<b>Agency/Group/Organization</b>	Harlingen Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in Consolidated Plan forums.
2	<b>Agency/Group/Organization</b>	Valley AIDS Council, Inc
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in Consolidated Plan forums.
3	<b>Agency/Group/Organization</b>	CASA OF CAMERON & WILLACY COUNTIES, INC.
	<b>Agency/Group/Organization Type</b>	Services - Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in Consolidated Plan forums.
4	<b>Agency/Group/Organization</b>	FAMILY CRISIS CENTER
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in Consolidated Plan forums.
5	<b>Agency/Group/Organization</b>	Ronald McDonald House Charities of the Rio Grande Valley
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in Consolidated Plan forums.
6	<b>Agency/Group/Organization</b>	GIRL SCOUTS OF GREATER SOUTH TEXAS
	<b>Agency/Group/Organization Type</b>	Services-Children

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in Consolidated Plan forums.
7	<b>Agency/Group/Organization</b>	BOY'S & GIRL'S CLUB OF HARLINGEN
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in Consolidated Plan forums.
8	<b>Agency/Group/Organization</b>	AMIGOS DEL VALLE, INC.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in Consolidated Plan forums.
9	<b>Agency/Group/Organization</b>	LA POSADA PROVIDENCIA
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in Consolidated Plan forums.
10	<b>Agency/Group/Organization</b>	Tropical Texas Behavioral Health
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in Consolidated Plan forums.
11	<b>Agency/Group/Organization</b>	LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in Consolidated Plan forums.
12	<b>Agency/Group/Organization</b>	SUNSHINE HAVEN, INC.
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in Consolidated Plan forums.

13	<b>Agency/Group/Organization</b>	VALLEY ASSOCIATION FOR INDEPENDENT LIVING
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in Consolidated Plan forums.
14	<b>Agency/Group/Organization</b>	United Way of Northern Cameron County
	<b>Agency/Group/Organization Type</b>	Regional organization Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in Consolidated Plan forums.

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

No specific organizations were intentionally left out of the public participation process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Texas Balance of State CoC	Harlingen and the Cameron County Housing Partnership CoC grant application is submitted as part of the Balance of State CoC application, of which the Texas Homeless Network is the lead.

**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(l))**

Harlingen works closely with other local communities active in the Cameron County Homeless Partnership, State agencies, local non-profit organizations, and other departments of the City of Harlingen in the development of programs to address housing, homeless, and community development needs and other local issues covered by the Consolidated Plan.

**Narrative (optional):**

The development of the Consolidated Plan and the component Strategic Plan and Annual Action Plan require the help of the local non-profit community and other organizations. Specific priorities are identified and ranked through that participation utilizing focus group sessions, forums, and surveys. The City relies on its ongoing relationships to ensure that these opinions and observations are incorporated into the Plan.

## **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**

Based on Community Participation Plan, outreach included public forums and focus group meetings, an on-line survey provided on the City of Harlingen Web Site and hard copy, and consultation with public and private agencies and organizations to capture public input as to the priority needs for the next five years. Participating persons, public and private agencies included the general public, neighborhood organizations, Harlingen Housing Authority, Continuum of Care, Board of Realtors, Chamber of Commerce, public and social service agencies, colleges and universities, elected and appointed officials.

Two Public Forums and Stakeholder Focus Group sessions were held on January 13<sup>th</sup>, 2015 at the Harlingen Public Library – Auditorium, 410 76' Drive Harlingen, TX 78550. Supplemental interviews were conducted with and information and input received from various City Departments and Divisions, Chamber of Commerce and Board of Realtors representatives, social and public service organization, community, professional and industry representatives to obtain information from those unable to attend the sessions. Participants in the sessions and supplemental interviews included Harlingen City staff and other government representatives; administrators from local colleges, universities, and school districts; non-profit organizations, home builders, housing and social service agencies representatives; real estate and financial industry representatives; and the general public and other community representatives.

Attendees for the Focus Groups and Public Forums were gathered through invitations sent to select resident and community leaders, organizations, industry professionals and public officials and a public meeting notice published in the local newspaper. At each Focus Group and Public Forum, general issues related to the housing market, neighborhoods conditions, community development needs and concerns pertaining to barriers to affordable housing in Harlingen were discussed. The format also included discussions of the communities' priority needs for the next five years and their priorities for funding for the next program year.

Participants in the focus groups and public forums and the general public were given an opportunity to complete a Priority Needs Survey as part of the Consolidated Plan process. The survey was presented at each of the aforementioned sessions and also made available on the City's web site for completion and submission on line. A total of 78 survey responses were received.

A Public Hearing was conducted on April 9, 2015 to receive public comment and applicant presentations regarding their requests for funding.

**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	Internet Outreach	Non-targeted/broad community	A total of 78 surveys were received from attendees to the forums and focus group meetings and through the online survey linked to the City's website. These responses provided City staff with direction in the prioritization of service needs for the allocation of CDBG funding.	No comments were included in the survey instrument. Questions were posed as ranking opportunities in the identification of local programmatic needs. City staff reviewed the results provided by the survey and developed a list of priorities to be included in the Consolidated Plan.	All comments were accepted.	

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 Meeting	Non-targeted/broad community	Two Consolidated Plan Forums and Stakeholder Focus Group meetings were held in January, 2015. A wide variety of individuals and social service agencies were invited to participate in the events.	The focus group sessions identified a wide range of issues of concern to the attendees with regard to social and economic conditions, housing, public policy and awareness of fair housing, banking and mortgage lending issues, special needs housing, and public transportation.	Comments regarding the need for a Grant Writer/Environmental Grant Writer were forwarded to Administration for consideration. The application to create a Liberty House was received after the submission deadline and was seriously deficient. Comments regarding the need for ADA Parks Equipment/Access was incorporated in the equipment design for C.B. Wood Park, which became open to the public on May 7th.	

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	Non-targeted/broad community	Public hearing to obtain comments and applicant presentations regarding their request for funding.	Applicant presentations support their funding applications.	Comments regarding the need for a Grant Writer/Environmental Grant Writer were forwarded to Administration for consideration. The application to create a Liberty House was received after the submission deadline and was seriously deficient. Comments regarding the need for ADA Parks Equipment/Access was incorporated in the equipment design for C.B. Wood Park, which became open to the public on May 7th.	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The needs assessment looks at a variety of housing, homeless, community development, and non-homeless special needs through an examination of census and CHAS data, which was created by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development. These data quantify housing problems, such as overcrowding and cost burden, and measure the magnitude of special needs populations, such as the elderly, frail elderly, and persons with HIV/AIDS. As shown in the following analysis, cost burden (paying more than 30 percent of household income on housing expenses) and extreme cost burden (paying more than 50 percent of household income on housing expenses) has a considerable impact on households in Danville, particularly lower income households. Measures of housing condition (lack of complete kitchen or plumbing facilities) doesn't provide a very reliable measure of condition, though it represents the best, easily accessible data on the topic. Other needs are represented through the Section 8 wait list and various census and state data sources.

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

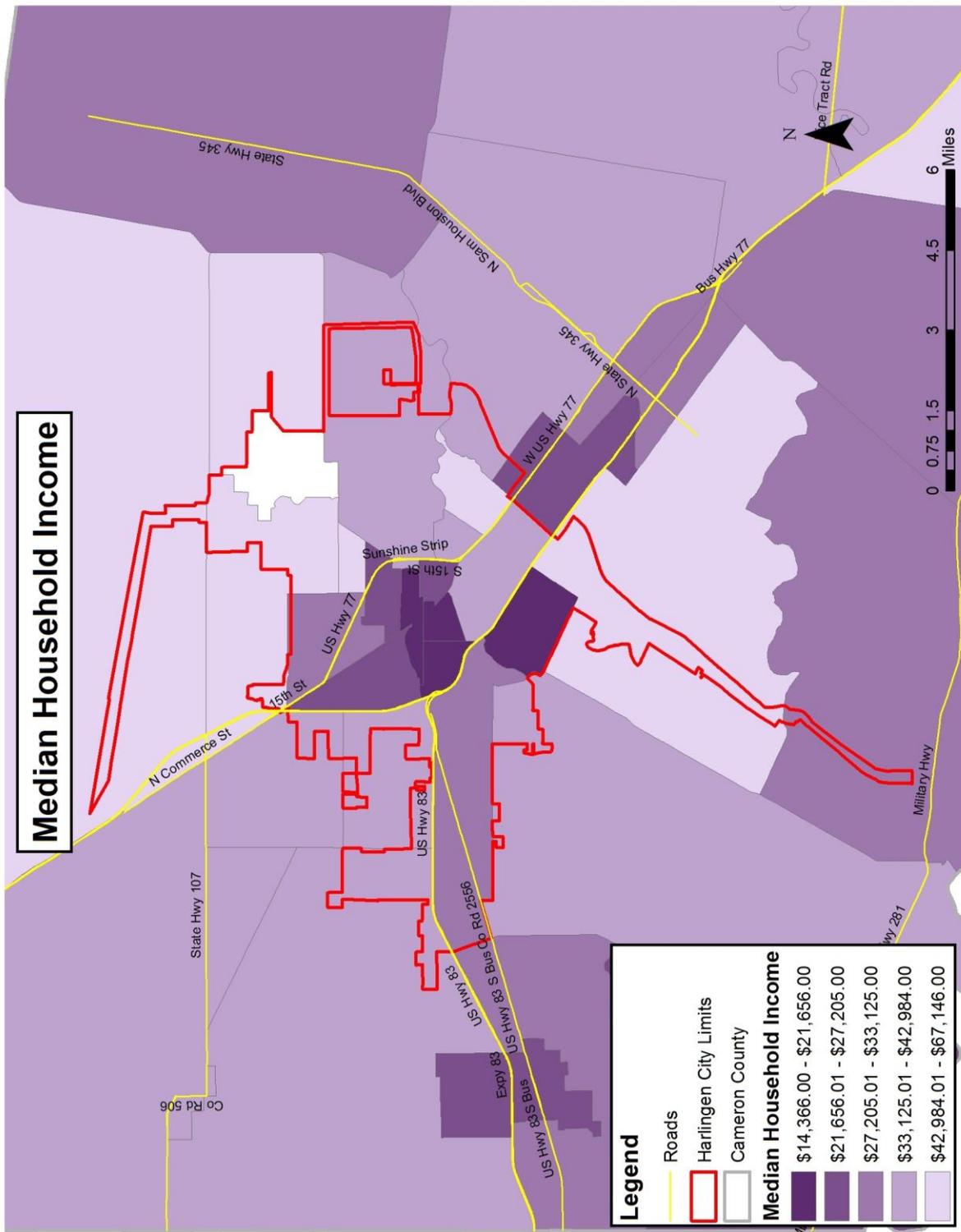
### Summary of Housing Needs

The following data provide an analysis of housing problems in Harlingen, including lack of complete plumbing or kitchen facilities, overcrowding (1.01 to 1.5 persons per room), severe overcrowding (more than 1.5 persons per room), cost burden (paying more than 30% of household income on housing expenses), and severe cost burden (paying more than 50% of household income on housing expenses). By far, the most common housing need related to cost burden, hitting lower income households particularly hard, with over 28 percent of renter households and 38 percent of owner households earning less than 30% of the area median income (AMI) paying more than 50% of their income on housing expenses. For rental households, cost burden is the most common housing problem with almost 27 percent of all renter households earning below 100% of the AMI paying more than 30% of their income on housing expenses. Likewise, cost burden is the most common for owner households where 23 percent of all owner households earning below 100% of the AMI paying more than 30% of their income on housing expenses, with severe cost burden not far behind with 18 percent paying more than 50% of their income on housing expenses. The next most pressing housing problem in Harlingen is overcrowding in rental housing, with just over 10 percent living in overcrowded units. When comparing overcrowded housing with cost burden, the needs observed are not as pressing.

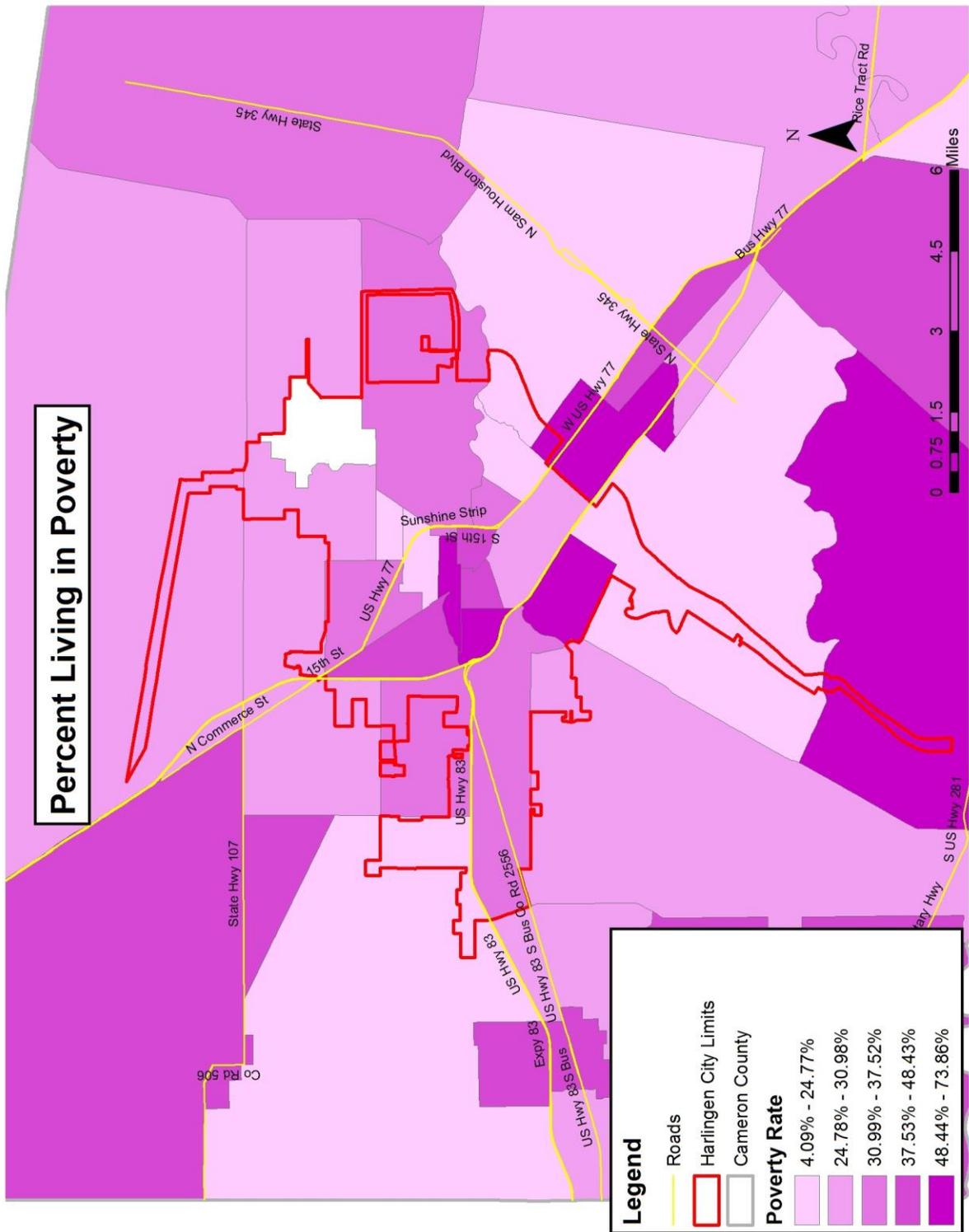
<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>% Change</b>
Population	57,564	64,716	12%
Households	18,997	21,140	11%
Median Income	\$30,296.00	\$35,267.00	16%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)



**Median Household Income**



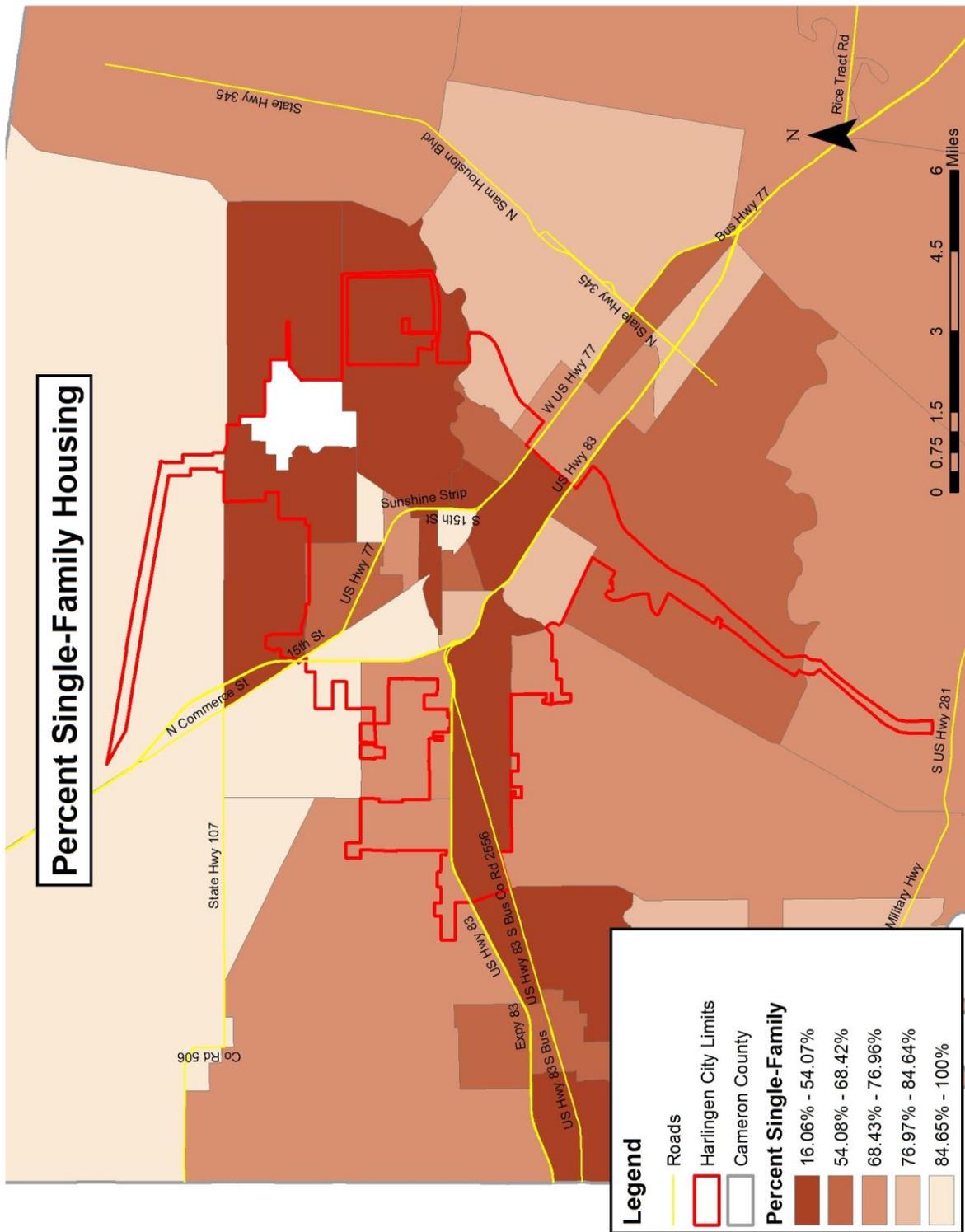
**Percent Living in Poverty**

**Number of Households Table**

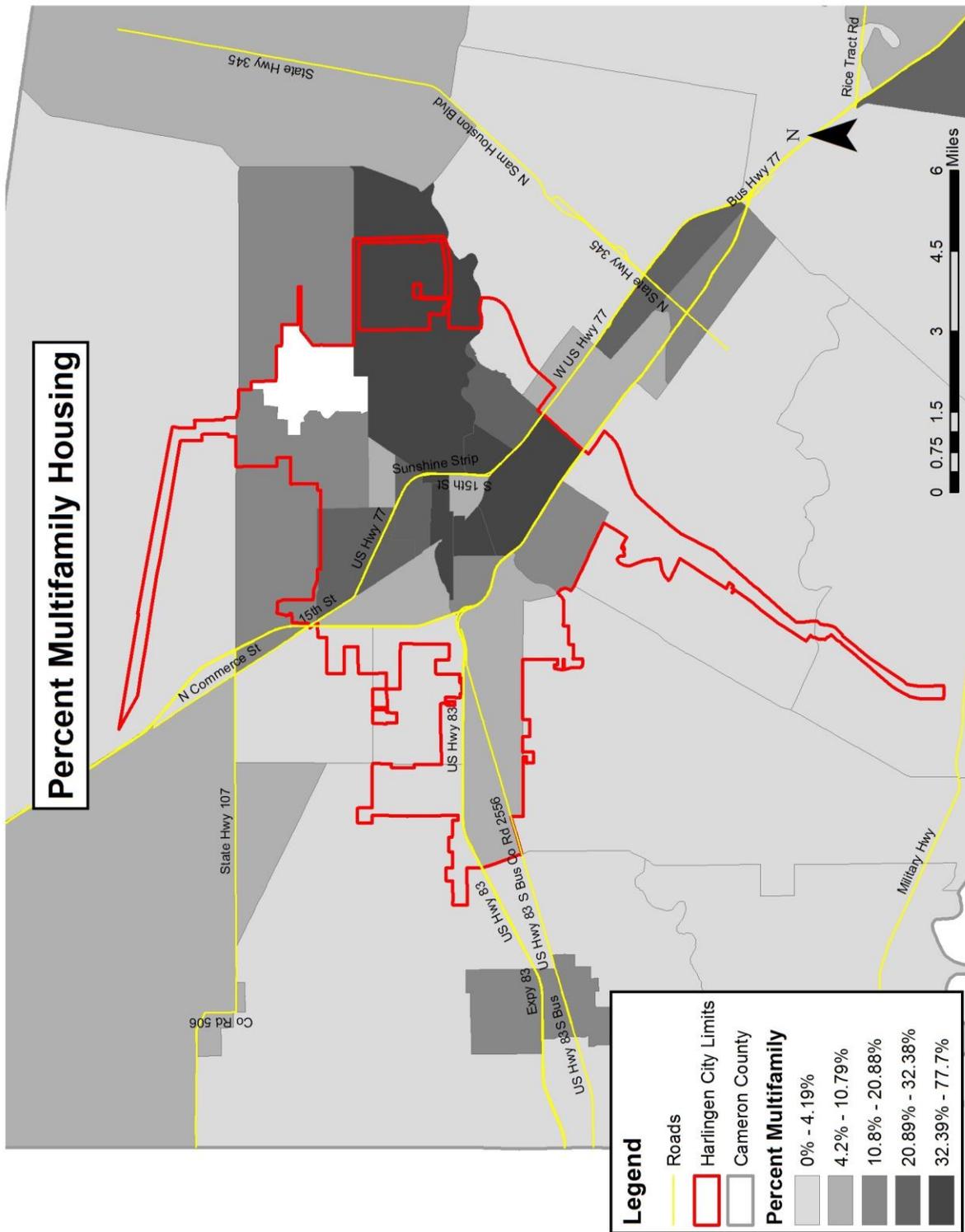
	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households *	3,840	2,995	3,365	1,520	9,425
Small Family Households *	1,540	1,175	1,450	750	5,005
Large Family Households *	750	420	495	95	1,045
Household contains at least one person 62-74 years of age	680	600	560	275	1,835
Household contains at least one person age 75 or older	605	630	590	375	800
Households with one or more children 6 years old or younger *	1,355	565	725	190	1,285
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

**Data** 2007-2011 CHAS  
**Source:**



**Percent Single-Family**



**Percent Multifamily**

## Housing Needs Summary Tables

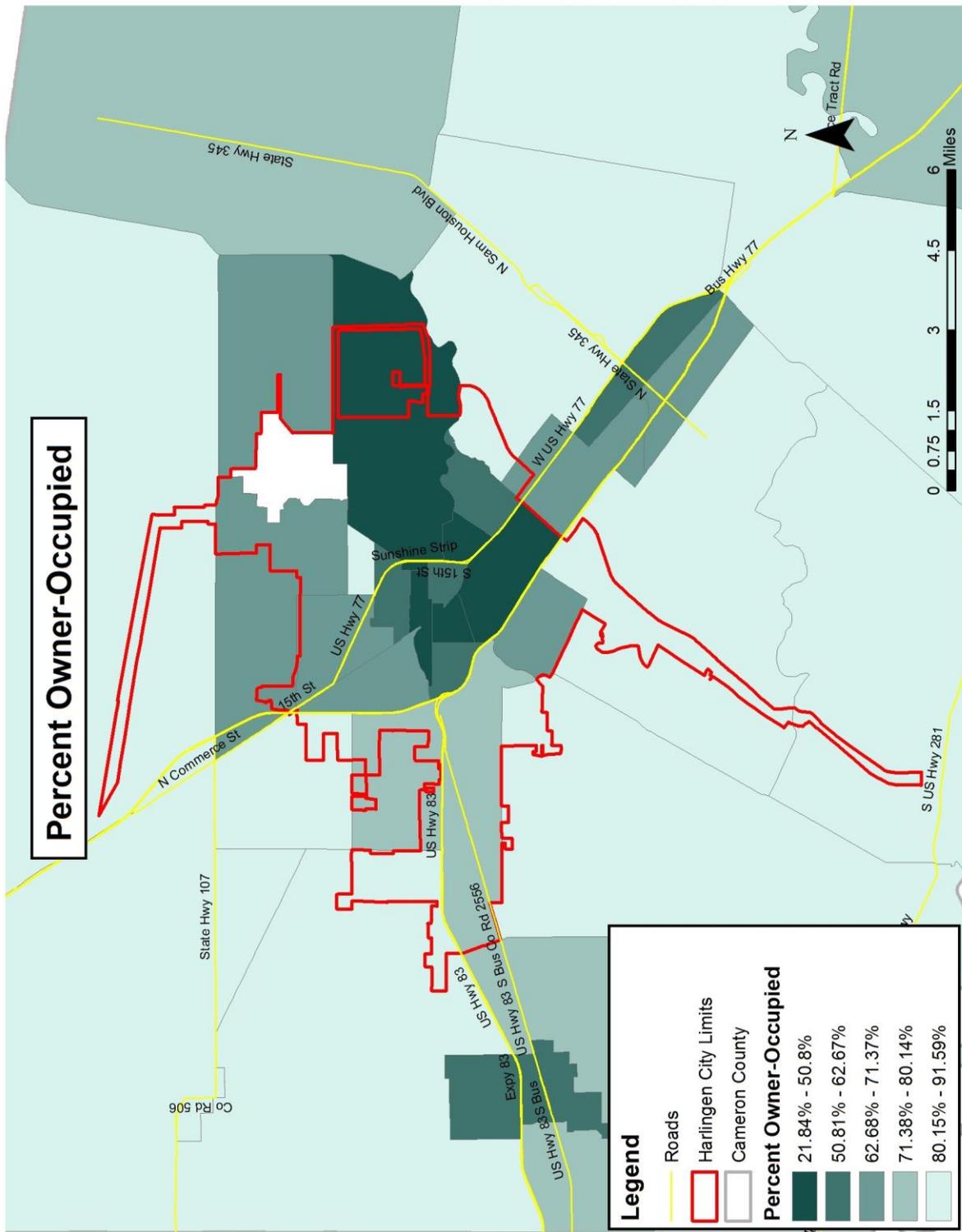
### 1. Housing Problems (Households with one of the listed needs)

	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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	25	15	0	0	40	30	10	0	4	44
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	145	10	0	0	155	25	4	30	0	59
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	320	145	130	0	595	85	60	25	15	185
Housing cost burden greater than 50% of income (and none of the above problems)	700	230	10	0	940	465	405	150	35	1,055

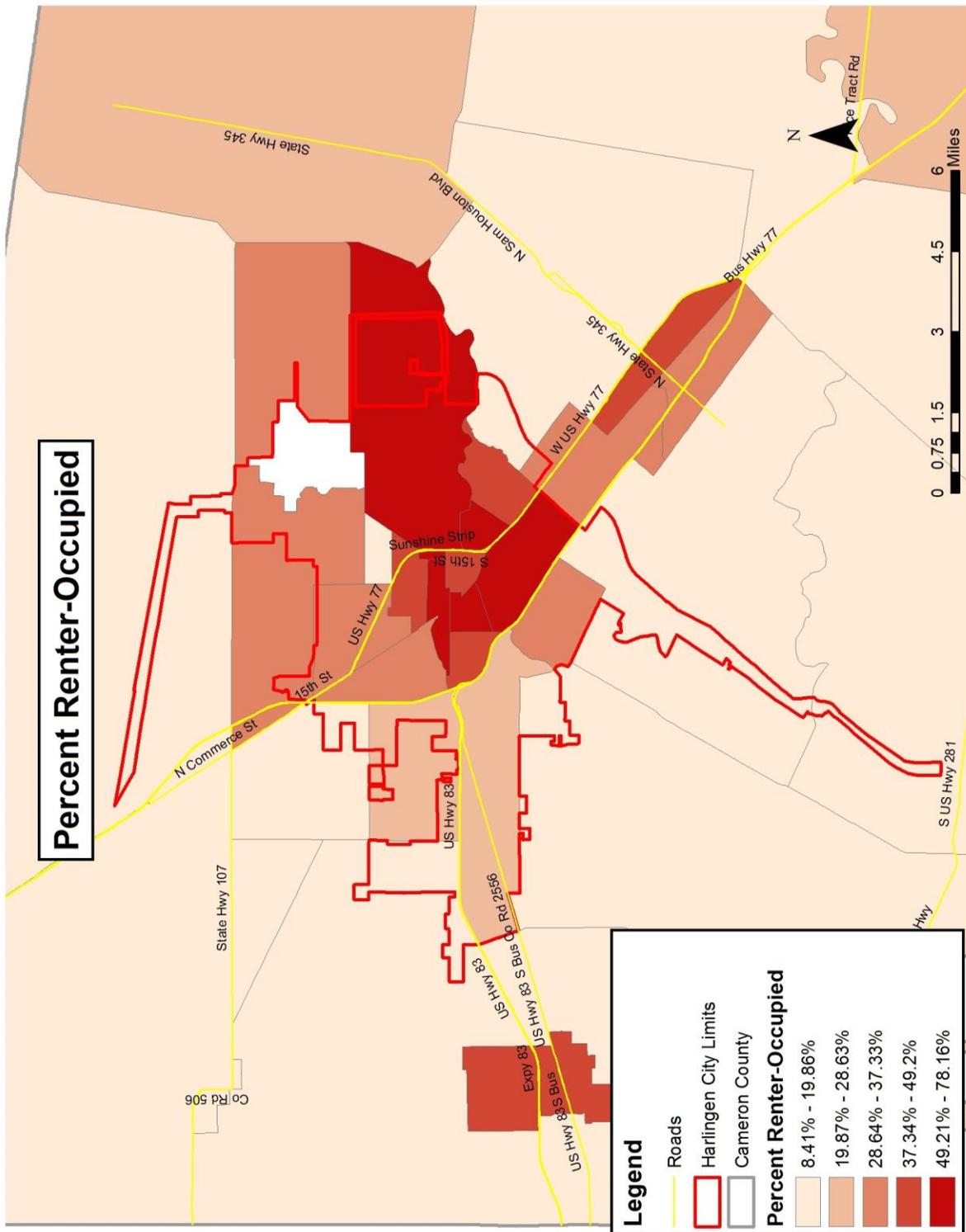
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	150	535	805	85	1,575	430	260	470	200	1,360
Zero/negative Income (and none of the above problems)	880	0	0	0	880	200	0	0	0	200

**Table 7 – Housing Problems Table**

Data 2007-2011 CHAS  
Source:



**Percent Owner-Occupied**



**Percent Renter-Occupied**

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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,190	400	135	0	1,725	610	485	205	55	1,355
Having none of four housing problems	395	1,035	1,550	315	3,295	565	1,075	1,470	1,155	4,265
Household has negative income, but none of the other housing problems	880	0	0	0	880	200	0	0	0	200

**Table 8 – Housing Problems 2**

Data 2007-2011 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	495	400	435	1,330	305	330	255	890
Large Related	210	140	100	450	160	55	140	355
Elderly	290	150	75	515	385	270	195	850
Other	150	180	270	600	125	50	35	210
Total need by income	1,145	870	880	2,895	975	705	625	2,305

**Table 9 – Cost Burden > 30%**

Data 2007-2011 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	465	75	10	550	210	275	25	510
Large Related	160	90	0	250	85	45	65	195
Elderly	185	25	0	210	155	65	55	275
Other	140	75	0	215	65	50	10	125
Total need by income	950	265	10	1,225	515	435	155	1,105

Table 10 – Cost Burden > 50%

Data 2007-2011 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	370	95	55	0	520	45	44	19	0	108
Multiple, unrelated family households	95	75	75	0	245	65	20	35	15	135
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	465	170	130	0	765	110	64	54	15	243

Table 11 – Crowding Information – 1/2

Data 2007-2011 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.**

According to the 2009-2013 American Community Survey, there were 4,530 single person households in Harlingen (21.9% of all Harlingen households) over 44 percent of which were elderly (age 65+). Fifty-two percent of single person households were homeowners, with 48 percent renters. Fifteen percent of single person renter households lived in single-family housing units, compared to 81 percent of owner households. The median household income of single person households was \$17,819, approximately 53 percent of the median income for all households in Harlingen. As shown in Table 4 above, almost 47 percent of severe cost burden was found in the "Other" renter households, along with 35 percent of owner households. Most of the "Other" category will be made up of single person households.

### **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.**

Data from the 2009-2013 American Community Survey show that 10.9 percent of the population of Harlingen reports some form of disability. Disabilities reported increase with age. Those below the age of 5 are reported to include 0.0 percent with disabilities. In the 5 to 17 year age group, 3.3 percent are reported to have disabilities. In the 18 to 64 year age group, 9.1 percent report disabilities, with 5.9 percent reporting ambulatory difficulties, 2.7 percent with self-care difficulties, and 4.1 percent with independent living difficulties. The 65 year and older age group reported 39.1 percent with disabilities, including; 28.7 percent with ambulatory difficulties, 13.9 percent with self-care difficulties, and 19.9 percent with independent living difficulties. The ACS data also show that 3.5 percent of the population of Harlingen reports a disability and living in poverty.

Information about victims of domestic violence is not readily available.

### **What are the most common housing problems?**

By far, the most common housing problem in Harlingen is cost burden. According to the CHAS data in the tables above, over 45 percent of households in the 0-30% AMI income category (including renters and owners) had a cost burden of over 30%, with over 30 percent having a cost burden of over 50%. A 30% cost burden means that a household is spending more than 30% of their gross income on housing expenses, including utilities. Over 47 percent of households in the 30-50% AMI income category had a 30% cost burden, with 21 percent having a 50% cost burden. The numbers fall off somewhat for the next highest income category where 43 percent of households in the 50-80% AMI category had a 30% cost burden, with only five percent having a 50% cost burden. Looking at cost burden and severe cost burden by tenure, 28 percent of renter households and 33 percent of owner households earning less than 30% of the area median income (AMI) were paying more than 50% of their income on housing expenses. For rental households, cost burden is the most common housing problem with over 26 percent of all renter households earning below 100% of the AMI paying more than 50% of their income on housing expenses. Cost burden is also the most common for owner households where 23 percent of all owner households earning below 100% of the AMI paying more than 30% of their income on housing expenses,

with severe cost burden not far behind with 18 percent paying more than 50% of their income on housing expenses. By comparison, the numbers for overcrowding and incomplete kitchen or plumbing facilities were low, with 10 percent of the lowest income category renters living in overcrowded conditions and less than one percent living without complete kitchen or plumbing facilities.

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

Cost burden and extreme cost burden affect all household types in the lower income categories. In simple numerical terms, it would appear that "Small Related" households bear much of the brunt of severe cost burden among renters, with over 44 percent of the total number of renter households experiencing severe cost burden. For ownership households, "Small Related" households made up 46 percent of the total experiencing severe cost burden. "Other" households comprised the smallest portion of those experiencing severe cost burden for owner households. "Elderly" households made up the smallest portion of rental households for severe cost burden.

### **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**

Low-income individuals and families who are currently housed but are at risk of either residing in shelters or becoming unsheltered are living paycheck to paycheck, just making ends meet. They are often one paycheck away from being homeless in the event of a sudden loss of employment or medical emergency which redirects financial resources. These households span all types, including individuals living alone, small families, large families, and the elderly. Some households have relatives or friends with whom they can double-up, thus avoiding homelessness, at least in technical terms, but these accommodations are not long-term solutions to their needs. These households, particularly extremely low-income households, need a wide variety of assistance to help them meet those emergency needs that occasionally crop up in everyone's lives. This assistance could include job training to help them transition into better paying professions, mortgage/rental assistance, medical clinics that provide low or no cost care, rent subsidies, and other services that help absorb the costs that might redirect funds dedicated to housing. Formerly homeless families and individuals also need these services to reduce the prospect of returning to homelessness. Transitional housing units, permanent supportive housing, and rent subsidies help meet the housing expenses of households returning from homelessness, while job training programs help with job prospects. Other social services are needed on occasion as circumstances demand.

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

The point-in-time count provides the estimates of the various categories of homeless individuals and families. These include chronic homeless, veterans, families with children, families without children, individuals, and unaccompanied children.

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

Severe cost burden is linked with housing instability and an increased risk of homelessness. When a household is paying too large a portion of their income on housing expenses, sudden and unexpected financial demands can tip the scales, forcing them from their homes. These demands might include illnesses requiring hospital stays or time away from their job, automotive problems requiring repairs or loss of work due to lack of transportation, and legal problems that might require payments to lawyers or time away from their job. Lower income households are particularly susceptible to these financial impacts because they are less likely to have savings that can cover these expenses and buffer the effects of monetary demands in covering unexpected events.

**Discussion**

Cost burden and extreme cost burden are the most common housing problem across all lower income households in Harlingen, both renter and owner. The lower the income of the household, the more extreme the cost burden. Overcrowding is also a common problem in many lower income households, though the numbers are lower than those of cost burden.

## 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

The 2007-2011 CHAS data, constructed from data collected by the US Census Bureau for HUD, show housing problems by income and race/ethnicity. The housing problems include incomplete kitchen or plumbing facilities, cost burden greater than 30 percent, and overcrowding (more than 1 person per room). The tables below show the distribution of one or more problems by race/ethnicity for each of four lower income groups, 0 to 30 percent of the area median income, 30 to 50 percent of the area median income, 50 to 80 percent of the area median income, and 80 to 100 percent of the area median income. The discussion following the tables will identify disproportionately greater need within each income group for particular racial or ethnic group. The next section will look at severe housing problems (severe overcrowding and extreme cost burden).

### 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	2,380	375	1,080
White	260	105	175
Black / African American	0	0	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,110	275	905

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 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	1,675	1,315	0
White	375	340	0
Black / African American	0	0	0
Asian	10	0	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	1,290	940	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2007-2011 CHAS  
Source:

\*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	1,620	1,745	0
White	325	430	0
Black / African American	4	0	0
Asian	15	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,275	1,300	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2007-2011 CHAS  
Source:

\*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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	340	1,180	0
White	95	435	0
Black / African American	0	0	0
Asian	40	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	205	725	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2007-2011 CHAS  
Source:

\*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**

Disproportionately greater need is seen in the 0-30%, 30-50%, and 50-80% income categories for a very small Asian population. In the 50-80% income category, the a very small African-American population shows greater need.

## 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

The 2007-2011 CHAS data constructed from data collected by the US Census Bureau for HUD show housing problems by income and race/ethnicity. The severe housing problems include incomplete kitchen or plumbing facilities, cost burden over 50 percent, and severe overcrowding (more than 1.5 persons per room). The tables below show the distribution of severe housing problems by race/ethnicity for each of four lower income groups, 0 to 30 percent of the area median income, 30 to 50 percent of the area median income, 50 to 80 percent of the area median income, and 80 to 100 percent of the area median income. The discussion following the tables will identify disproportionately greater need within each income group for particular racial or ethnic group.

### 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	1,800	960	1,080
White	190	180	175
Black / African American	0	0	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,605	780	905

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 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	880	2,110	0
White	80	635	0
Black / African American	0	0	0
Asian	10	0	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	790	1,440	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2007-2011 CHAS  
Source:

\*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	340	3,025	0
White	15	735	0
Black / African American	0	4	0
Asian	0	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	325	2,250	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2007-2011 CHAS  
Source:

\*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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	55	1,465	0
White	15	515	0
Black / African American	0	0	0
Asian	0	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	890	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2007-2011 CHAS  
Source:

\*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**

Disproportionately greater need is seen in the 0-30% and 30-50% income categories for a very small Asian population.

## 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:

The 2007-2011 CHAS data were used to compare housing cost burden across racial/ethnic groups. Cost burden (30 to 50% of household income going to housing expenses), extreme cost burden (more than 50% of household income going to housing expenses), and no cost burden (less than 30% of household income going to housing expenses) were compared by racial/ethnic group to the city as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	4,910	3,155	2,365	1,295
White	4,420	950	315	175
Black / African American	135	4	0	0
Asian	270	65	14	0
American Indian, Alaska Native	10	0	0	0
Pacific Islander	0	0	0	0
Hispanic	8,900	2,600	2,075	1,120

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion:

No disproportionately greater need is evident in the data above.

### **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?**

The data presented do not indicate any disproportionately greater need for any racial or ethnic group, other than Asian and African-American populations in limited income categories. The size of those racial populations is so small, however, that it does not indicate any systematic problems.

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

None identified.

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

No problems are identifiable from the data.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Harlingen Housing Authority operates 416 public housing units in five developments and manages 733 vouchers, nine VASH and the rest are tenant-based. The average annual income of their public housing residents about \$8,900 and for voucher holders almost \$10,500. The average length of stay for public housing residents and voucher holders is five years. The residents include 103 elderly persons in public housing and 116 with vouchers and 53 families with persons with disabilities in public housing and 126 with disabilities holding vouchers. The largest racial/ethnic groups among residents are Hispanic, with 407 in public housing and 690 vouchers. African-Americans account for two households in public housing and three with vouchers.

### 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	0	416	733	0	724	9	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	0	8,916	10,477	0	10,473	10,783	0
Average length of stay	0	0	5	5	0	5	0	0
Average Household size	0	0	3	3	0	3	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	103	116	0	114	2	0
# of Disabled Families	0	0	53	126	0	120	6	0
# of Families requesting accessibility features	0	0	416	733	0	724	9	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	0	414	729	0	720	9	0	0
Black/African American	0	0	2	4	0	4	0	0	0
Asian	0	0	0	0	0	0	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	0	407	690	0	687	3	0	0
Not Hispanic	0	0	9	43	0	37	6	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)

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

As with families with disabilities in privately owned housing, residents needs housing units that provide easy access to the unit and all rooms within the unit, are free of obstacles that would prevent access to bath and kitchen facilities, and are designed in a way that allows those with disabilities access to cooking and food preparation surfaces. All public housing development operated by the Harlingen Housing Authority provide accessible units within the complexes and the authority is willing to make reasonable accommodations when requested. The need for accessible units among HHA clients is less than five percent.

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

The public housing wait list includes 111 households. The housing needs of those households include 53 looking for one-bedroom units, 35 households needing two-bedroom units, 22 needing three-bedroom units, and one in need of a four-bedroom unit. The Section 8 wait list has 395 households, including four looking for studio apartments, 163 in need of one-bedroom units, 130 wanting two-bedroom units, 93 needing three-bedroom units, and five in need of four-bedroom units.

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

The distribution of the housing needs of public housing and Section 8 wait list households are similar to those of the rental population at large. Most are needing one- or two-bedroom units, with a significant portion looking for larger units.

**Discussion**

The Harlingen Housing Authority operates 416 public housing units in five developments and manages 733 vouchers, nine VASH and the rest are tenant-based.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The following table provides an estimate of homeless individuals and families in Cameron County within several categories. These numbers are taken from the previous 2014 Point-in-time count. The data do not include detained information for Harlingen exclusive of the rest of the county. To date, Cameron County has not provided a separate count of homeless individuals or families in rural areas. Estimates for the number of homeless persons each year, becoming homeless each year, number exiting homeless each year, and duration of homelessness have not been developed, as yet. The data do not provide details of sheltered or unsheltered by specific population category. All will be listed as sheltered, though the PIT report shows 75 of 215 individuals reporting unsheltered.

### 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)	0	77	0	0	0	0
Persons in Households with Only Children	0	3	0	0	0	0
Persons in Households with Only Adults	0	247	0	0	0	0
Chronically Homeless Individuals	0	62	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	8	0	0	0	0
Unaccompanied Child	0	36	0	0	0	0

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 with HIV	0	7	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source**

**Comments:** The Cameron County 2014 Point-in-time Count

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):**

To be discussed in consultation with homeless service providers.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	330	0
Black or African American	27	0
Asian	0	0
American Indian or Alaska Native	1	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	352	0
Not Hispanic	11	0

**Data Source**

**Comments:** The Cameron County 2014 Point-in-time Count

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

The Cameron County 2014 Point-in-time Count indicated a total of 77 persons in family households, including children. The data indicated a total of eight homeless veterans, but the survey did not report on the families of veterans.

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

Reflective of the racial/ethnic make-up of Cameron County, the 2014 PIT shows a total 352 of 363 homeless persons were Hispanic. One person was reported to be American Indian/Native Alaskan. Twenty-seven were African-American.

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

The 2014 Point-in-time Count showed a total of 75 unsheltered individuals, compared to 75 sheltered in emergency shelters and an additional nine individuals in transitional housing. The vast majority, 247 of 363 individuals, were in households without children and only eight households without children had more than one individual (couples). A total of 62 individuals were reported as being chronically homeless. Ten were reported as being substance abusers. Twenty were reported as being severely mentally ill.

**Discussion:**

While the data available on homelessness in Cameron County is limited, it appears that a large portion of homeless individuals are unsheltered in 2014 (288 of 363 individuals). Sixty-two were chronically homeless, 20 were suffering from severe mental illness, 10 were substance abusers, eight were veterans, and seven were persons with HIV/AIDS.

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

### **Introduction:**

Non-homeless special needs populations include the elderly, frail elderly, persons with physical and developmental disabilities, substance abusers, persons with mental illness, and persons living with HIV/AIDS. These families and individuals are living either with families, in group facilities, or independently. They have a wide variety of needs, many of which are being met without public assistance. In some cases, where parents are caring for disabled children, the future of their independence is at risk.

### **Describe the characteristics of special needs populations in your community:**

These populations have a broad spectrum of characteristics, similar to the population at large, but a distinguishing factor for them is an increased risk of homelessness due to the fragile nature of their existence, some relying heavily on others for their care, others living on fixed incomes and vulnerable to hardships caused by sudden demands on their resources. Alcohol and drug abuse are defined as excessive and impairing use of alcohol or other drugs. The National Institute of Alcohol and Abuse and Alcoholism estimated the number of adult men with a drinking problem at 15 percent of the total population and that of adult women at 6 percent. These percentages, when applied to Harlingen, would yield a total population of alcohol abuser at 6,810 persons, using 2013 American Community Survey (ACS) population figures. Elderly are those individuals aged 62 or older. The elderly population continues to show a strong growth pattern as a population group. The elderly live a distinctive lifestyle requiring numerous supportive services. Between 2000 and 2010, the population aged 62 years and over fell from 17.2 percent of the population to 15.7 percent. The 2013 ACS put the population of Harlingen's population of 62 and over at 10,251. Persons with physical or developmental disabilities often require special facilities and care. Persons with developmental disabilities sometimes lack the capacity to care for themselves and rely on a caretaker to see to their daily needs. More often than not the caretaker is a parent. If the child outlives the parent who has provide their care all their lives, other arrangements must be made to see to their continued care. This group can include all ages, races, and ethnicities.

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

Housing and supportive service needs of these populations include:

- Group housing,
- Physical rehabilitation and medical care,
- New job training skills,
- Unemployment and the resulting loss of income/ insurance coverage due to inability to perform job functions,
- Extensive medical care and treatment,
- Rehabilitation programs,

- Counseling/ support groups to deal with the problem,
- Addressing unemployment and the resulting loss of income/ insurance coverage due to inability to perform job functions,
- Medical care/prescription medications, straining their already limited income,
- Special transportation needs due to medical and physical condition,
- Mobility assistance in normal daily activities,
- Assistance in meal preparation, housekeeping and shopping, and
- Physical rehabilitative care due to injury/falls.

These needs were compiled through consultation with service providers.

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

According to the Texas HIV Surveillance Quarterly Report, there were 49 newly diagnosed cases of HIV disease in Cameron County in 2013, along with 41 new cases in 2012, and 49 in 2011. There were 41 new AIDS diagnoses in 2013, with 24 cases diagnosed in 2012 and 31 in 2011. As of December 31, 2013, there were 19 people in Brownsville, the only city in Cameron County detailed in the report, living with HIV only and 21 living with AIDS. The data do not break the population down by family characteristics.

**Discussion:**

Non-homeless special needs populations encompass a wide variety of persons and households and cannot be easily categorized except in very general terms. Many are coping well with their situations with the need for public assistance. Some find needs that can only be met with help from outside their family. Some are on the verge of homelessness themselves and struggle from day to day. Some live independently, while others depend on family or caregivers to help them on a daily basis. Needs for these populations are as varied as the populations are themselves and depend on individual situations.

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

### **Describe the jurisdiction’s need for Public Facilities:**

Public facility needs include improvements to parks and recreation facilities.

### **How were these needs determined?**

The City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and as hard copy at fair housing focus group sessions and Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

### **Describe the jurisdiction’s need for Public Improvements:**

Public improvement needs in Harlingen include work on streets and sidewalks in the CDBG eligible areas.

### **How were these needs determined?**

The City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and as hard copy at fair housing focus group sessions and Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

### **Describe the jurisdiction’s need for Public Services:**

Public service needs include services for youth, including recreation and education services, ESL classes, and services for seniors, including meals on wheels programs.

### **How were these needs determined?**

The City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and as hard copy at fair housing focus group sessions and Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The local housing market affects the availability and affordability of housing. In Harlingen, the housing market has slowly rebounded from the foreclosure crisis of the last decade. With that recovery, housing prices have increased, but are still affordable with the historically low mortgage interest rates found in the current market. The following analysis looks at a variety of data from the American Community Survey, the census, the Harlingen Housing Authority, and homeless service providers to provide a picture of the local market.

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

### Introduction

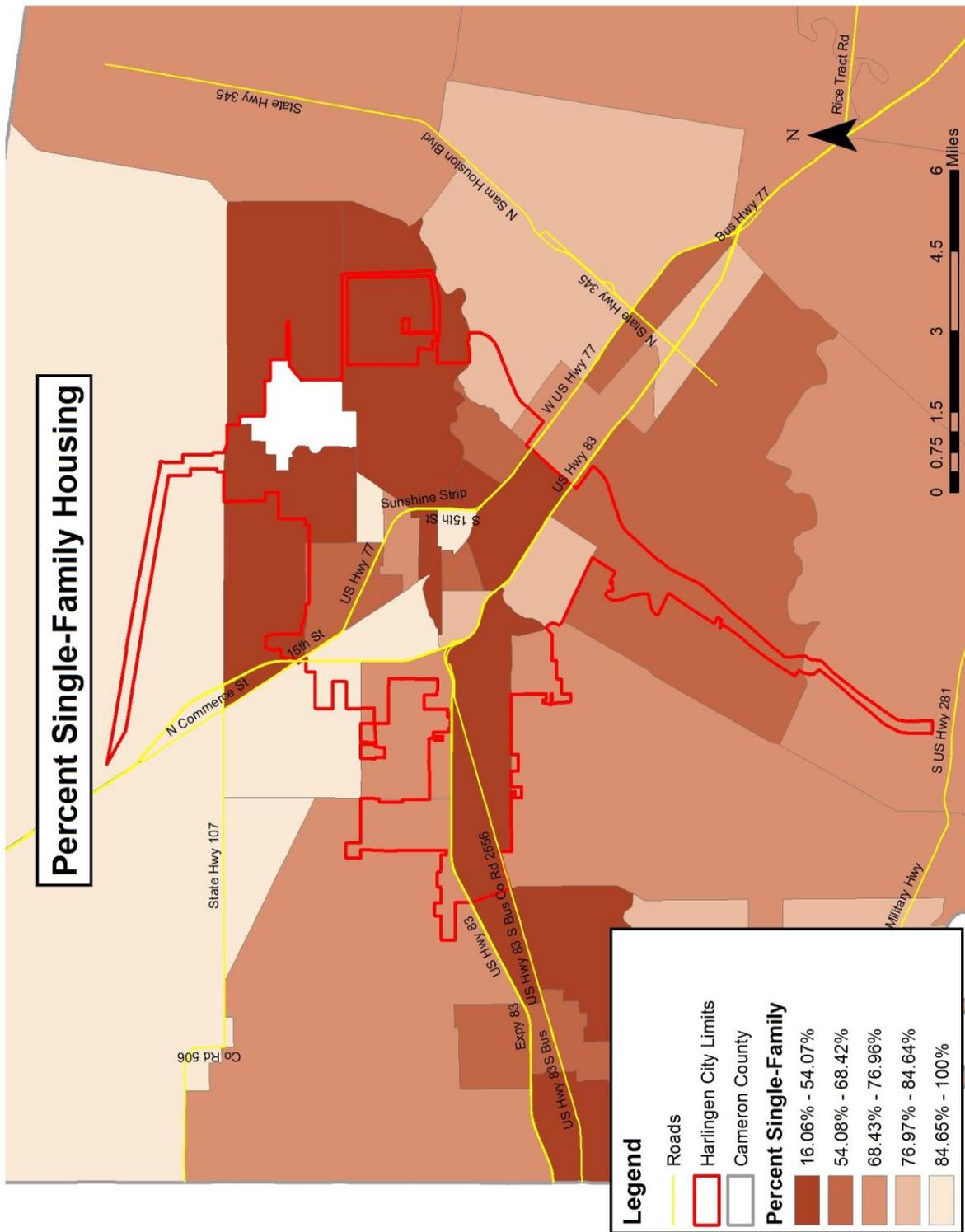
The housing stock in Harlingen is weighted heavily toward single-family housing, with 60 percent of households residing in single-family detached structures, while 27 percent reside in structures with two or more units. Approximately 49 percent of households are home owners, with 72 percent of owner households living in housing units with three or more bedrooms. With over 6,900 multifamily units serving over 8,200 renter households, the data suggest that almost 1,400 renter households reside in single-family structures, either attached or detached. The use of single-family structures for rental housing does address some of the need for larger housing units for renter households, but the vast disparity of larger units between renter (31%) and owner (72%) households suggests the need for new housing development aimed specifically toward larger renter households requiring three or more bedrooms.

### All residential properties by number of units

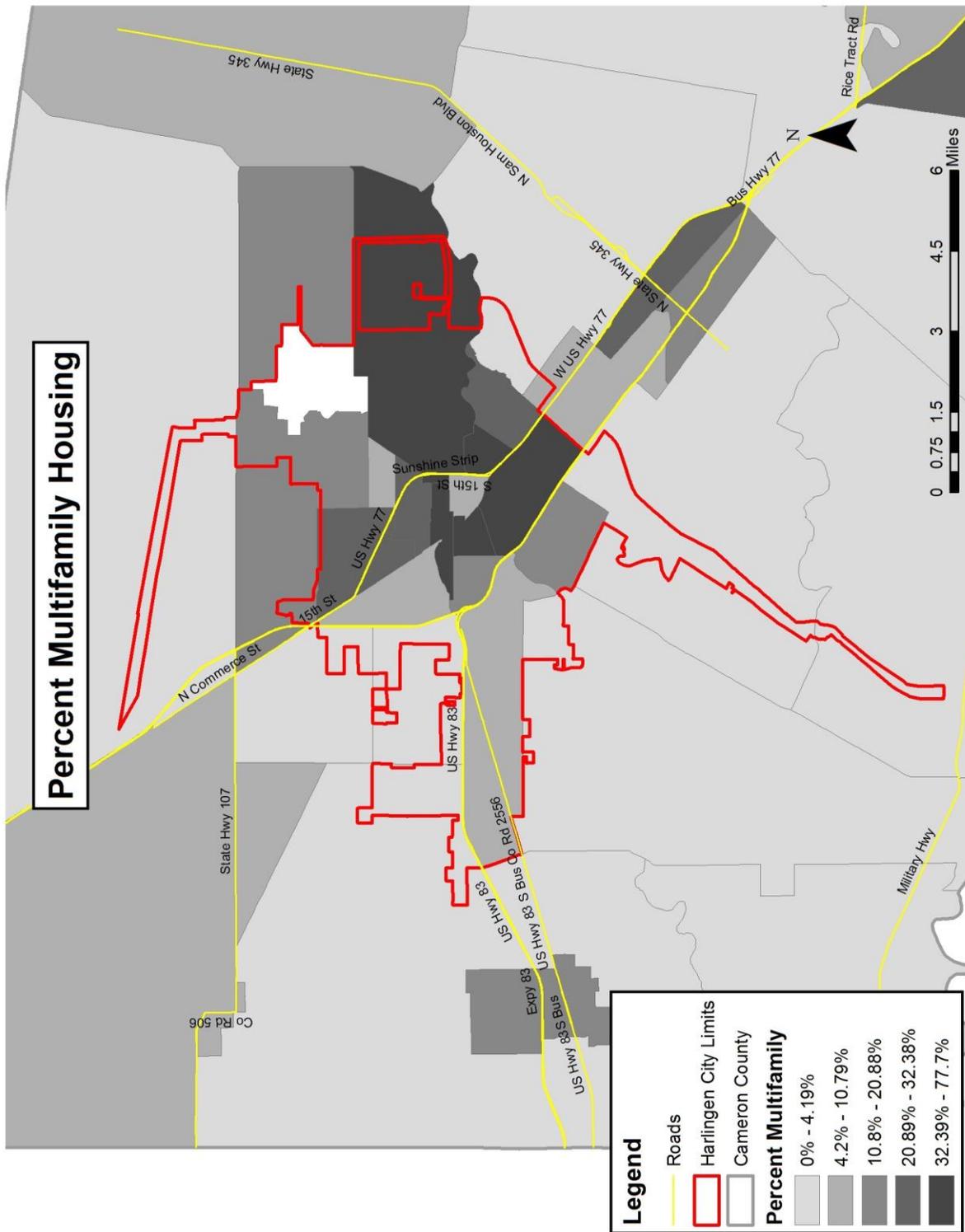
Property Type	Number	%
1-unit detached structure	15,661	60%
1-unit, attached structure	472	2%
2-4 units	2,894	11%
5-19 units	3,136	12%
20 or more units	914	4%
Mobile Home, boat, RV, van, etc	2,954	11%
<b>Total</b>	<b>26,031</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS



**Percent Single-Family**



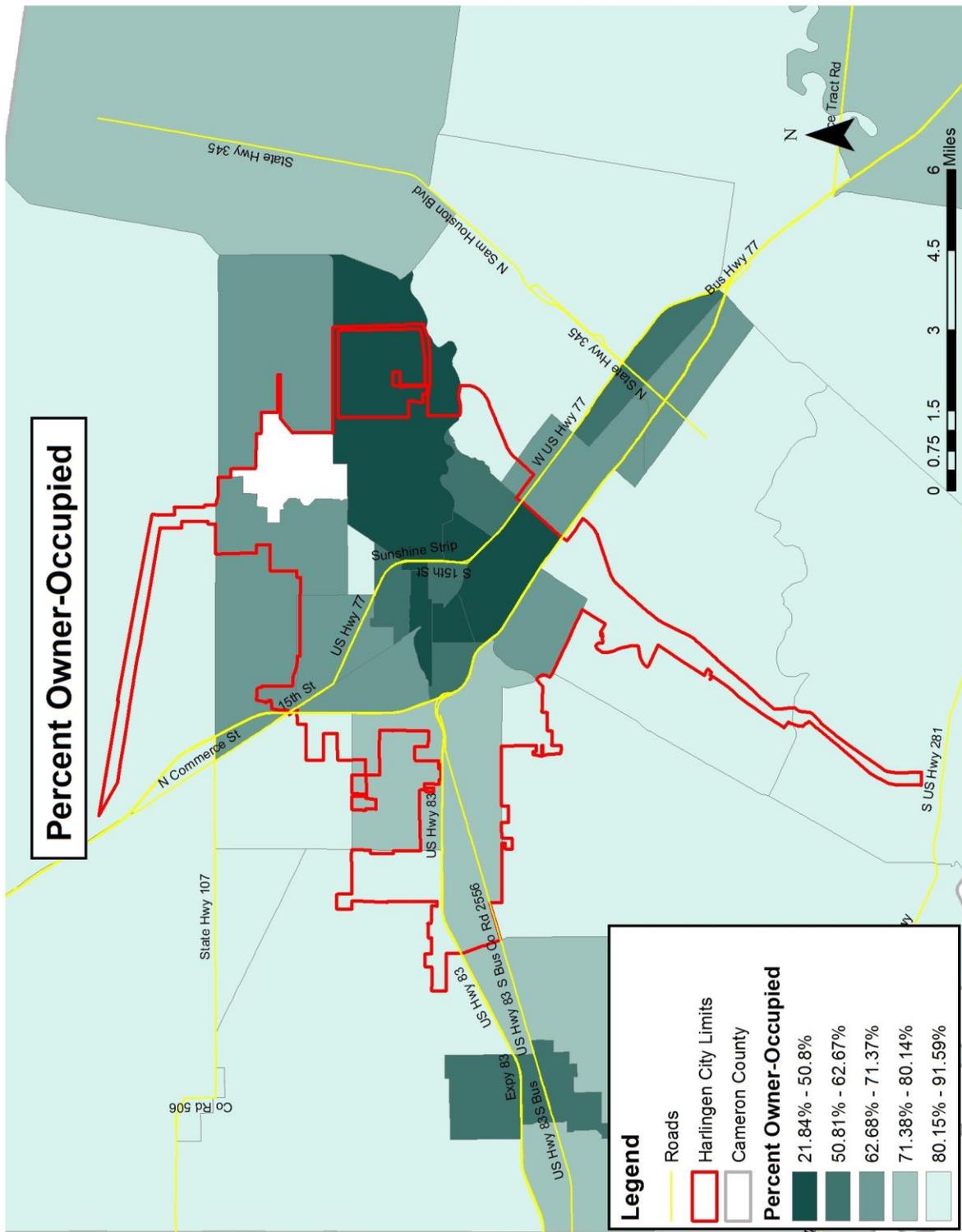
**Percent Multifamily**

## Unit Size by Tenure

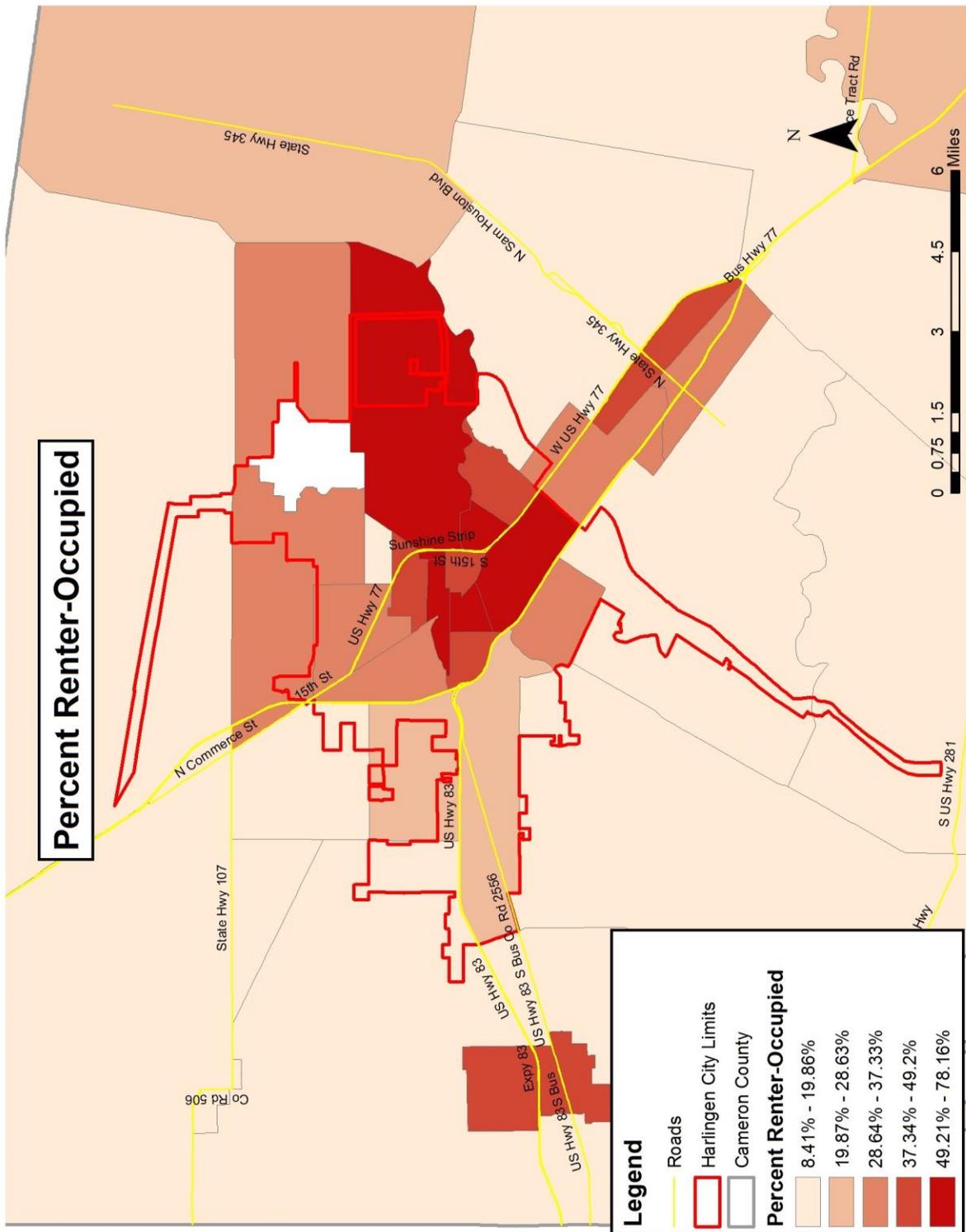
	Owners		Renters	
	Number	%	Number	%
No bedroom	79	1%	118	1%
1 bedroom	577	4%	2,050	25%
2 bedrooms	2,916	23%	3,500	42%
3 or more bedrooms	9,304	72%	2,596	31%
<b>Total</b>	<b>12,876</b>	<b>100%</b>	<b>8,264</b>	<b>99%</b>

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS



**Percent Owner-Occupied**



**Percent Renter-Occupied**

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

Data available online indicate that there are a total of 966 federally subsidized housing units in 11 properties serving lower income households in Harlingen. These include five Section 8 projects with 293 units, six Low Income Housing Tax Credit projects with 407 units, two Section 202 properties with 118 units, and four public housing properties with 148 units. There are a total of 559 units with project-based subsidies.

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

The HUD multifamily housing database indicates that there are 636 HUD financed housing units in Harlingen. Of that total, 50 units are in a community with a loan maturity date of 2034, the earliest maturity date, and 64 units in a community with a maturity date of 2049. The remaining units are in communities with loan maturity dated somewhere in between. This suggests that there is little risk of loss of affordable housing units from the inventory in the near future.

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

Sixty-two percent of all households in Harlingen reside in single-family homes, either detached or attached. While this is often considered the ideal in terms of raising a family, the growing senior population may require a reconsideration of what is ideal with respect to housing type. In the coming years, the growing senior population may put more market pressure on smaller apartment units, particularly efficiencies and one-bedroom units, as they look to downsize from the single-family home in which they raised their families. Future development of units designed with retirees in mind and active senior apartment communities may take on a larger presence in the housing market.

**Describe the need for specific types of housing:**

As shown in the Units by Tenure data, the vast majority of owner households reside in homes with three or more bedrooms (72%). By comparison, only 31 percent of renter households reside in units with three or more bedrooms. While many renter households contain single person or couple households with no children, a number of larger renter households are overcrowded in smaller rental units, less than three bedrooms. There is a potential need for more apartment developments with larger units, particularly three or more bedrooms.

**Discussion**

The largest sector of housing units in Harlingen are in single-family structures (62%). Of renter households, most (69%) live in units with two or fewer bedrooms. As the demographics of the city and state start reflecting the aging of the baby boom generation, the housing market will need to adapt to

provide new housing opportunities for those seeking to downsize from their family home to smaller units, some of which might be in senior's communities where residents can participate in a variety of community activities, including meals, exercise, shopping, and entertainment. The housing stock also needs additional supplies of larger rental units, some of which may come from the baby boomers moving to smaller units. The rental stock is 31 percent larger units (three or more bedrooms) compared to 72 percent for owner occupied units. There is a relatively large inventory of HUD insured rental units in Harlingen (636 units) with maturity dates in 2034 and 2049, suggesting little risk of loss of affordable housing units in the near future.

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

### Introduction

Housing costs are a major portion of any households' monthly budget. In 2000, the median home value in Harlingen was \$54,600. By 2011, the median value had increased by 43 percent to \$77,900. Rental costs had similar, though somewhat lower, increases rising 36 percent from \$373 in 2000 to \$506 in 2011. In Harlingen, 53 percent of renter households paid less than \$500 per month in rent. Almost 10 percent of the rental housing stock was affordable to households earning less than 30 percent of the area median income. No homes were priced in a range that would be affordable for a household earning less than 30 percent of the area median income.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	54,600	77,900	43%
Median Contract Rent	373	506	36%

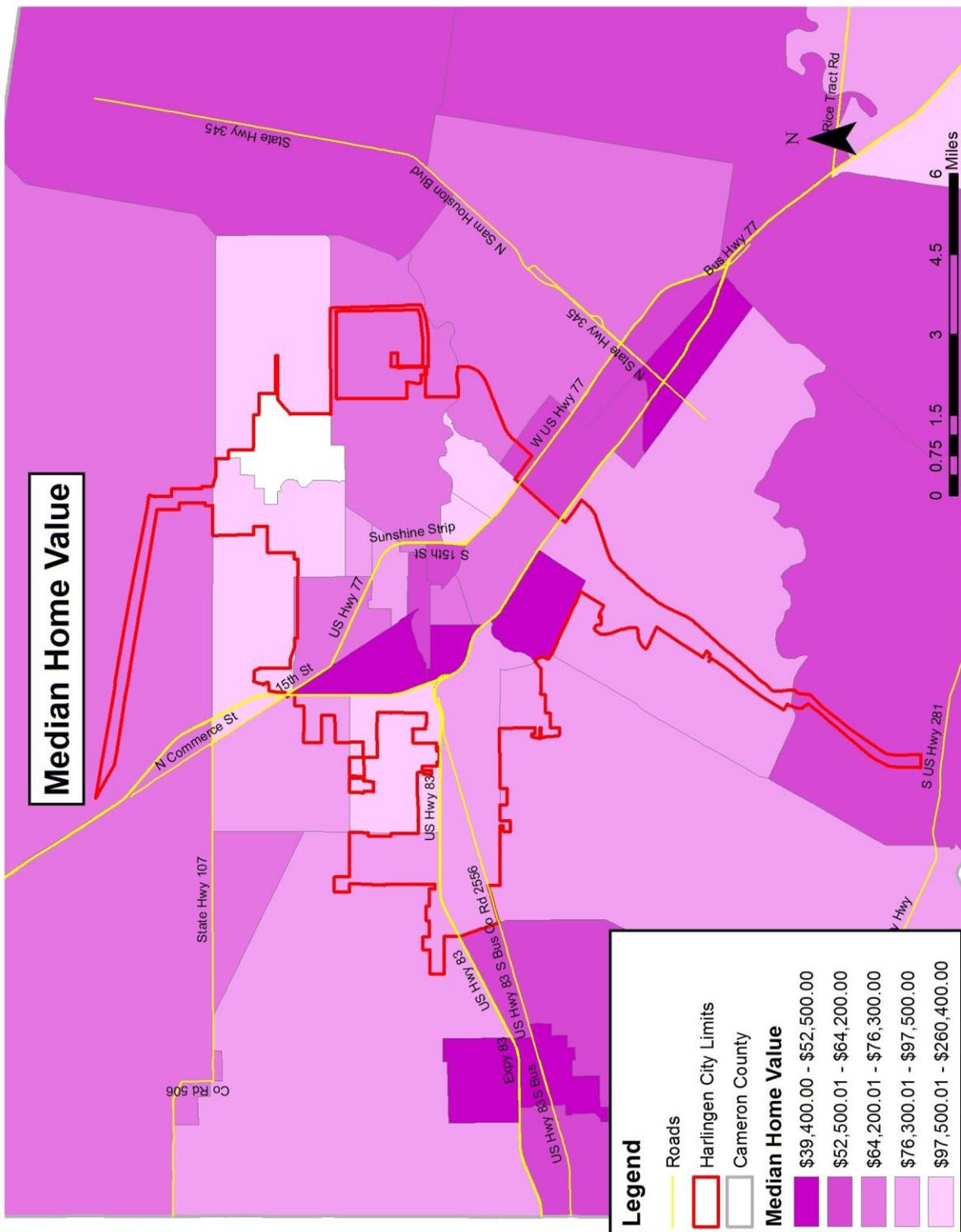
Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

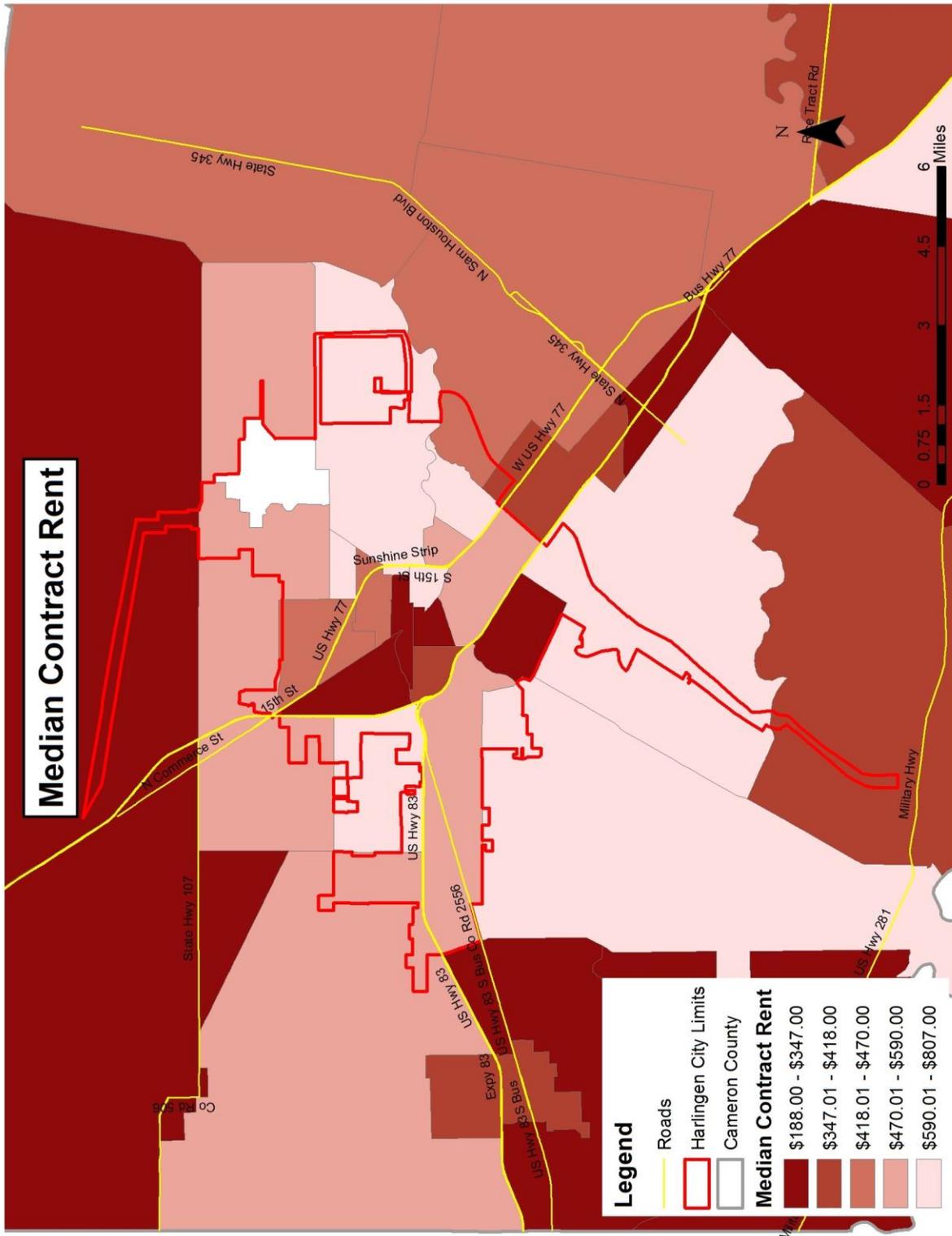
Rent Paid	Number	%
Less than \$500	4,361	52.8%
\$500-999	3,698	44.8%
\$1,000-1,499	146	1.8%
\$1,500-1,999	19	0.2%
\$2,000 or more	40	0.5%
<b>Total</b>	<b>8,264</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2007-2011 ACS



**Median Home Value**



**Median Contract Rent**

## Housing Affordability

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	965	No Data
50% HAMFI	2,835	2,120
80% HAMFI	6,060	4,300
100% HAMFI	No Data	5,800
<b>Total</b>	<b>9,860</b>	<b>12,220</b>

**Table 31 – Housing Affordability**

Data Source: 2007-2011 CHAS

## Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	443	524	653	855	950
High HOME Rent	459	542	676	820	896
Low HOME Rent	442	473	568	656	732

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

As would be expected, the lowest income households have the least housing stock from which to choose, clearly not enough to meet the needs of the community. With no homes priced at a level affordable to those earning below 30 percent of the area median income, rental properties are their only option. The data show that 10 percent of rental units are affordable to those earning less than 30 percent of the area median income. With this limited housing stock, many households are forced to spend more of their income on housing expenses, moving up to higher priced rental housing. This creates a cost burden for those households, requiring that they spend more than 30 percent of their household income on housing expenses. In many cases it creates a severe cost burden, requiring more than 50 percent of their income for housing. In some cases households are forced to double-up with other families, sharing housing units that were designed for only one household.

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

With a 43 percent increase in median home value, homeownership is becoming less affordable. With an improving economy, that pressure on homeownership is likely to increase as the housing market recovers from the mortgage foreclosure situation of the recent past and home prices return to pre-2008 levels and grow even more. On the other hand, mortgage interest rates are at historic lows, which make

home purchases more affordable than would have been possible in 2000 when rates were higher. The lower interest rates are, to some extent, responsible for the rise in home prices since 2000 as an individual household is able to afford a higher home price with the lower interest rate. Rents, however, rose at a slower pace, 36 percent between 2000 and 2011. Rents are less affordable than in 2000 and the demand for rental housing is most likely higher than in 2000 with former homeowners who lost their homes to foreclosure looking for rental housing instead of looking to buy.

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

High HOME rents are relatively close to Fair Market Rents and all HOME rents, with the exception of efficiencies, are higher than the area median rents as shown for 2011. These data suggest that the development of new rental housing units may increase the area median rent, while possibly remaining within the fair market rents for the area.

**Discussion**

Competing factors in the housing market, rising prices and historically low mortgage interest rates, have kept homeownership affordability somewhat constant over the past decade. The mortgage market, however, created a situation through "liar" loans and adjustable rate mortgage products where large numbers of homeowners lost their homes to foreclosure. This resulted in a bubble in the supply of homes on the market and a dip in home prices, but many were unable to take advantage of the market conditions because of a tightening of mortgage requirements and the inability of many to qualify for mortgage under the more stringent rules. Rents, on the other hand, increased by 36 percent since 2000, putting pressure on lower income households looking for rental opportunities.

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

### **Introduction**

The condition of housing units is highly correlated to the income of the household residing within those housing units. In Harlingen, 74 percent of owner-occupied housing units and 58 percent of renter-occupied housing units have no housing problems reported. Four conditions are represented as housing problems, including lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and cost burden (paying more than 30% of household income on housing expenses). The data show that 25 percent of owner households and 37 percent of renter households have one housing problem or condition. Presumably, this one housing problem is most likely either cost burden or substandard housing, with the later more likely for renter housing than for owner housing. Forty-eight percent of owner-occupied housing and 54 percent of renter-occupied housing was built prior to 1980, making those units potential sources of lead-based paint contamination. While not all will have lead-based paint, the age of the units suggest that at one time lead-based paint may have been used on the unit and provides a potential hazard, particularly for households with children present. Over 1,200 units in Harlingen were built before 1980 and have children present in the household. It is reasonable to assume that a large number of these households are lower income households due to the fact that older housing stock is often filtered down through the income categories to the lowest income households.

### **Definitions**

Substandard condition is defined as a combination of incomplete kitchen or plumbing facilities, missing windows or exterior doors, severely compromised foundations, outdated electrical infrastructure, holes in floors or walls, and holes in roof or severely compromised roofing materials preventing closure from weather penetration. Many units with a combination that includes all these conditions may be unfit for human occupation. Some may be candidates for rehabilitation, others may not be. Substandard condition not suitable for rehabilitation would be units where the home is determined to be 60 percent deteriorated or the cost of the combination of needed repairs of all conditions does not exceed the estimated after-rehabilitation value of the house.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,191	25%	3,022	37%
With two selected Conditions	122	1%	454	5%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	15	0%
No selected Conditions	9,563	74%	4,773	58%
<b>Total</b>	<b>12,876</b>	<b>100%</b>	<b>8,264</b>	<b>100%</b>

Table 33 - Condition of Units

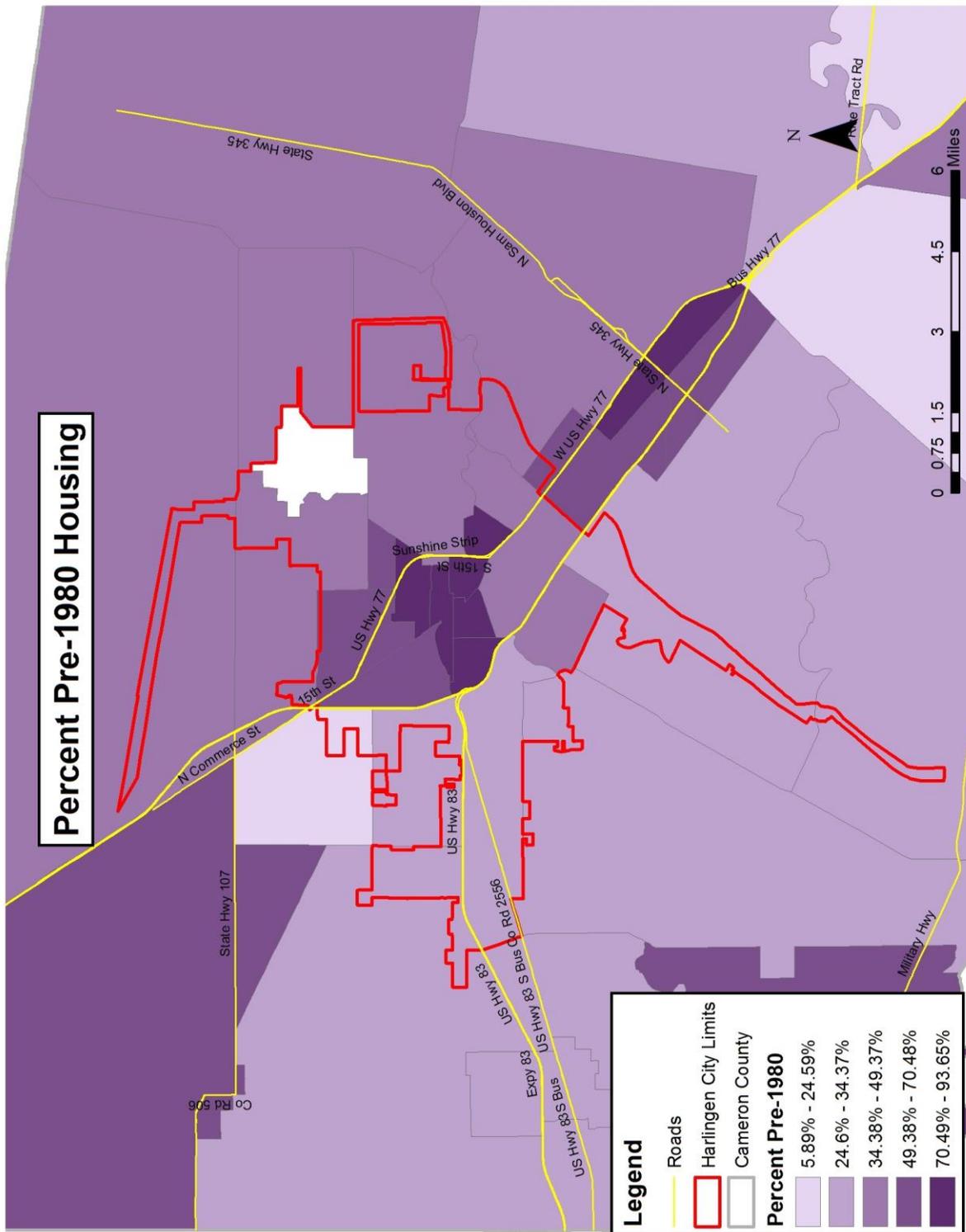
Data Source: 2007-2011 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,078	16%	1,146	14%
1980-1999	4,674	36%	2,615	32%
1950-1979	4,512	35%	3,659	44%
Before 1950	1,612	13%	844	10%
<b>Total</b>	<b>12,876</b>	<b>100%</b>	<b>8,264</b>	<b>100%</b>

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS



**Percent Pre-1980 Housing Stock**

## 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	6,124	48%	4,503	54%
Housing Units build before 1980 with children present	1,285	10%	1,230	15%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 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 36 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

Forty-eight percent of the owner-occupied housing stock and 54 percent of the renter-occupied housing was built prior to 1980, placing the age of that housing at more than 30 years old, much of it many years older. As the housing stock ages, water infiltration and many other factors can cause rapid deterioration of housing units, particularly where the residents don't or can't provide needed maintenance. In some areas of Harlingen, the housing stock may exceed 50 years of age and the median income of the residents of those areas may be less than 50 percent of the area median income. In these situations it is likely that housing conditions generally throughout these areas are poor.

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

The data show that the number of housing units in Harlingen built prior to 1980, and potentially where lead-based paint hazards might be found, include 48 percent of all owner housing and 54 percent of rental housing. Ten percent of owner housing units and 15 percent of rental housing units built prior to 1980 are occupied by families with children present, a total of over 2,500 housing units. As housing units and neighborhoods age, they typically fall through the income classes from middle- or moderate-income households to lower income households. Neighborhoods that were once middle class become home to lower income groups as they age. Typically, with some exceptions, the oldest neighborhoods found are where the poorest residents are found. As a result, it is reasonable to assume that most of the 2,500 units in Harlingen built prior to 1980 and occupied by families with children are likely occupied by low- or moderate-income families.

## **Discussion**

There is an extensive need for rehabilitation programs in Harlingen targeting the improvement of the city's oldest housing stock. These programs, which are currently ongoing through the City of Harlingen with the City's CDBG and HOME funding, provide owners of owner-occupied, single-family housing and multifamily rental housing with loans and/or grants to facilitate needed repairs which have not been effected by current or previous owners. These repairs include structural and cosmetic repairs both inside the unit and on the exterior and testing for and remediation of lead-based paint hazards in older housing units.

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

### Introduction

The Harlingen Housing Authority operates a total of 490 public housing units and 762 vouchers in their efforts to assist low-income residents of Harlingen. The agency operates five public housing developments. Inspection scores for only three housing development were found in HUD records. These scores ranged from 91 to 93 points.

### 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			490	762			117	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 37 – 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 Harlingen Housing Authority has 494 public housing rental units in the city. There are 55 one-bedroom apartments, 186 two-bedroom units, 231 three-bedroom units, 16 four-bedroom units, and six units that are not dwelling units. The majority of those public housing units are older but they are safe, decent and sanitary.

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Bonita Park	93
Le Moyne Gardens	92
Los Vecinos Homes	91

**Table 38 - Public Housing Condition**

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

HHA physical needs assessment indicates over \$8,000,000 to restore and revitalize their public housing units.

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

HHA utilizes their Capital Funds grant to improve their public housing units. Their developments have Family Learning Centers, Security, In-House Police Officers, and on site-management.

**Discussion:**

Public housing units in Harlingen are managed and maintained by the Harlingen Authority. Units are well maintained and provided upgrades when possible. Inspection scores are generally high.

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

### Introduction

Homeless unit count is combined with other Balance of State CoC numbers. A total of 138 emergency shelter beds are located in Harlingen. Additional homeless facilities can be found in San Benito (19 transitional beds) and Brownsville (189 emergency shelter beds and 3 transitional housing units).

### 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)	48	0	0	0	0
Households with Only Adults	42	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 39 - 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**

Homeless service providers in Harlingen provide a wide range of housing and services to their clients, including shelters and transitional housing facilities, substance abuse treatment, case management, job training, clothes closets to provide clothing suitable for job interviews, food, and transportation. All depend, to some extent, on mainstream services to supplement those offered in-house. These include transportation services, dental care, legal assistance, health and mental health care, job training, and childcare. Some of these services are offered pro bono from caring professionals. Other services require some payment from the client.

**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.**

Harlingen is served by a small number of organizations that address the needs of homeless individuals and families. Included are:

- Family Crisis Center – housing and services for victims of domestic violence. Loaves and Fishes – emergency shelter for families, individuals, and runaway and homeless youth. The Salvation Army - social services, meals, shelter.

These facilities and programs address housing and service needs of homeless individuals and families by offering beds and a variety of much needed services.

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

### **Introduction**

Special needs populations in Harlingen include the elderly; frail elderly; persons with mental, physical, or developmental disabilities; persons with HIV/AIDS; and persons with substance abuse problems. Considering the non-homeless special needs population, many in these populations are currently having their housing and service needs met without or with limited public assistance. Circumstances, however, are subject to change and the more the community prepares for future needs, the better it will be able to meet those needs when they occur.

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

The supportive housing needs of special needs populations in Harlingen vary according to the population. In coming years, the needs of the elderly and frail elderly will increase as the over 65 year old population grows with the aging of the baby boom population. These needs may include nursing care facilities targeted to lower income households who cannot afford private nursing home care. Permanent supportive housing options for persons with mental, physical, and developmental disabilities may also become a pressing issue as persons with disabilities who previously been taken care of by parents lose those caregivers to death or incapacity. With healthcare systems enabling persons with disabilities to live longer, many are now outliving their caregivers, increasing demand for group housing that provides the care this population needs.

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

Many homeless shelters operate under a rapid re-housing structure for clients coming into the system and the local participants in the Texas Balance of State Continuum of Care structure has recognized the need for discharge planning within the service provision structure in Harlingen regarding returning patients from mental and physical health institutions. At a minimum, institutions agree not to discharge individuals into homelessness. Individual mental and physical health institutions may have their own discharge planning protocols in place, but they are not coordinated with any citywide planning effort. The CoC supports efforts at a more formal discharge planning protocol.

**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 funds housing rehabilitation and emergency repair programs that work with the elderly, among other populations, in an attempt to maintain their home so they can continue to reside in their own homes. As a homeowner ages he/she is often unable to continue to provide the maintenance needed to keep the home habitable. The City's programs work with those homeowners to address pressing issues that arise, such as roof leaks or plumbing failures, and also more extensive rehabilitation needed to bring a home completely up to current building code.

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

The City of Harlingen does not directly fund programs that address the supportive service needs of non-homeless special needs populations. Public service funding is primarily dedicated to programs that address the needs of children and the provision of other services to low-income households. The City operates housing rehabilitation and emergency repair programs that target elderly households in need of assistance with housing maintenance and safety issues.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

There are no known barriers to affordable housing resulting from public policies of the City of Harlingen.

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

### Introduction

Housing preferences are fulfilled by a household's ability to meet the financial needs of owning or renting their desired housing unit. The economic health of a community has a large impact on that ability through the job market, business activity, and the household's relative place in the economy determined by their level of education and employment status. The data below provide a look at where jobs and economic activity in Harlingen provide employment opportunities and some descriptive consideration of education and employment levels.

### 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	302	224	2	1	-1
Arts, Entertainment, Accommodations	1,832	3,102	12	11	-1
Construction	623	837	4	3	-1
Education and Health Care Services	5,783	12,980	39	47	8
Finance, Insurance, and Real Estate	779	1,118	5	4	-1
Information	462	851	3	3	0
Manufacturing	567	896	4	3	-1
Other Services	476	781	3	3	0
Professional, Scientific, Management Services	549	767	4	3	-1
Public Administration	0	0	0	0	0
Retail Trade	2,335	3,983	16	14	-2
Transportation and Warehousing	648	1,198	4	4	0
Wholesale Trade	595	1,026	4	4	0
Total	14,951	27,763	--	--	--

**Table 40 - Business Activity**

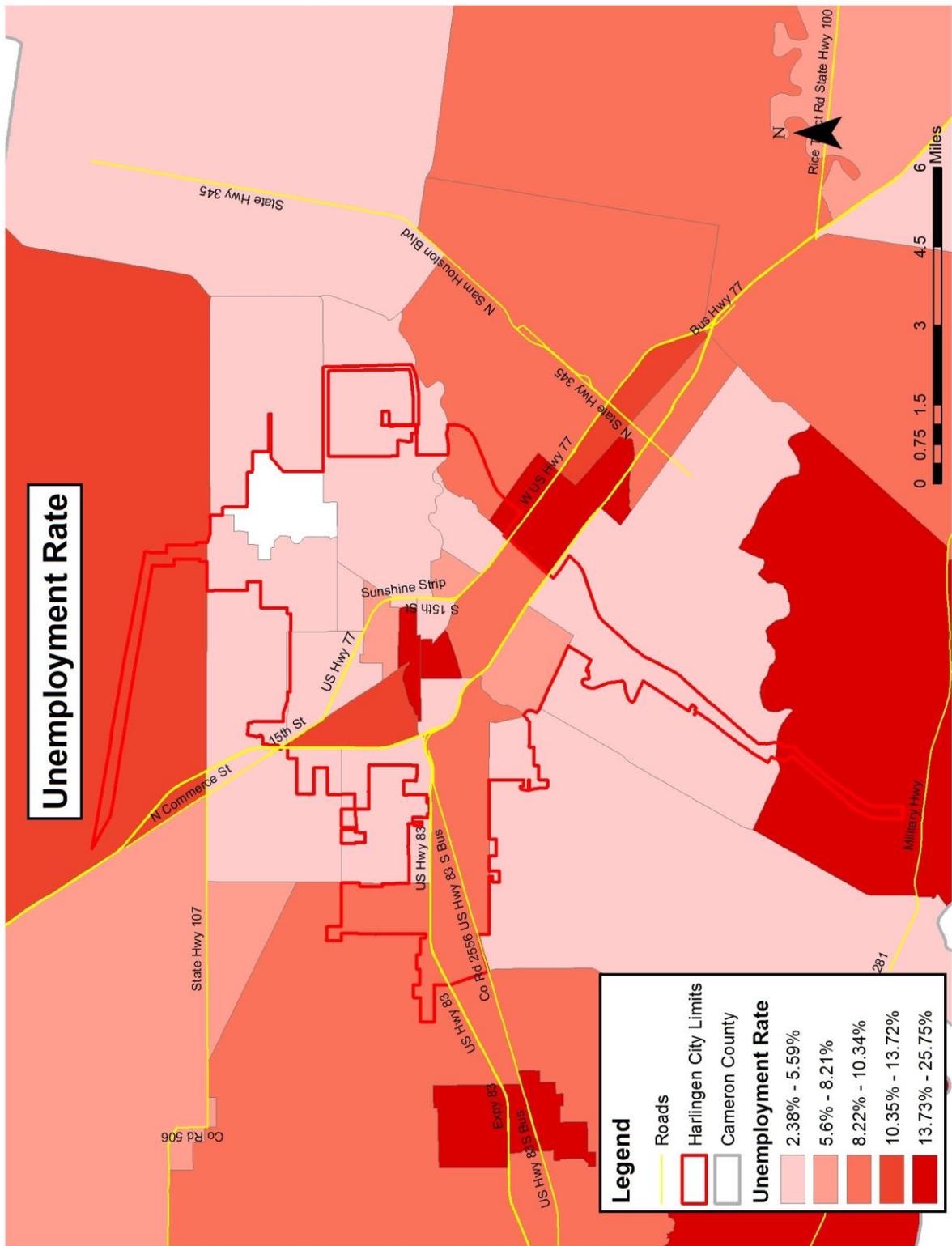
**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	23,574
Civilian Employed Population 16 years and over	22,255
Unemployment Rate	5.60
Unemployment Rate for Ages 16-24	9.30
Unemployment Rate for Ages 25-65	2.92

**Table 41 - Labor Force**

Data Source: 2007-2011 ACS



**Percent Unemployed**

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	4,604
Farming, fisheries and forestry occupations	1,105
Service	2,362
Sales and office	6,379
Construction, extraction, maintenance and repair	1,440
Production, transportation and material moving	958

**Table 42 – Occupations by Sector**

Data Source: 2007-2011 ACS

### Travel Time

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	18,006	83%
30-59 Minutes	3,441	16%
60 or More Minutes	301	1%
<b>Total</b>	<b>21,748</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2007-2011 ACS

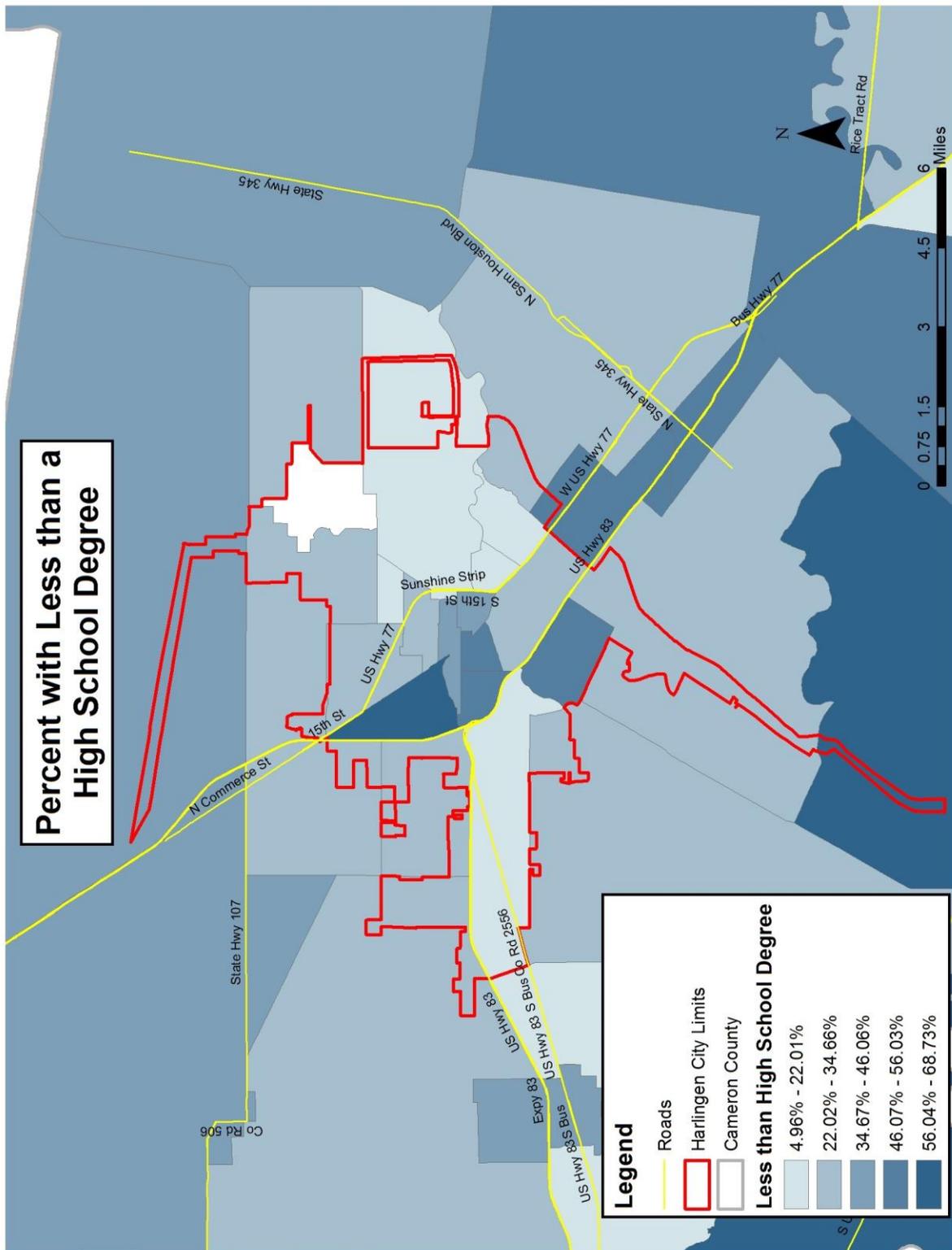
### Education:

#### Educational Attainment by Employment Status (Population 16 and Older)

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	2,778	313	3,955
High school graduate (includes equivalency)	4,576	300	3,597
Some college or Associate's degree	6,431	185	2,575
Bachelor's degree or higher	5,443	112	914

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS



Percent with Less than a High School Degree

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	96	475	622	2,460	3,227
9th to 12th grade, no diploma	1,220	1,268	620	1,601	798
High school graduate, GED, or alternative	1,745	2,310	2,374	3,789	2,041
Some college, no degree	1,765	2,599	1,683	2,747	1,221
Associate's degree	257	668	558	961	327
Bachelor's degree	80	1,301	1,354	2,124	838
Graduate or professional degree	37	324	498	868	506

**Table 45 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	14,992
High school graduate (includes equivalency)	21,875
Some college or Associate's degree	28,579
Bachelor's degree	46,703
Graduate or professional degree	61,132

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

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

The most active business sector in Harlingen, in terms of the number of workers in the various industries, is Education and Health Care Services with 35 percent of all workers. That sector is followed by Retail Trade and Arts, Entertainment, Accommodations with 14 and 11 percent respectively. Construction, Wholesale Trade, and Transportation and Warehousing sectors each have a four percent share of workers.

### Describe the workforce and infrastructure needs of the business community:

Workforce training, including skills and employment training, are needed to assist potential employees in finding employment opportunities.

**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.**

According to the website for the Harlingen Economic Development Corporation, some of the recent economic development successes in Harlingen include:

### **Harlingen Ambulatory Surgery Center**

The U.S. Department of Veterans Affairs ceremonially broke ground April 6, 2009 for the three-story, 120,000 square-foot, \$40 million Harlingen Ambulatory Surgery and Specialty Outpatient Center. This new center is a major educational site for UT Health Science Center medical residents and students based at the Regional Academic Health Center (RAHC) in Harlingen. It is located on the Health Science Center's Harlingen campus, immediately behind the RAHC Medical Education Division and opened in 2011.

### **Strategic Behavioral Health**

A 72-bed psychiatric hospital under management by Strategic Behavioral Health LLC has begun construction in Harlingen. Mayor Chris Boswell told a news conference at City Hall that capital expenditures for addition of the new hospital are estimated at more than \$10 million. Strategic Behavioral Health LLC will strengthen Harlingen's prominent position in the health-care industry which includes a cluster of nationally recognized facilities and specialists. The new psychiatric hospital planned near the intersection of Hale Avenue and Victoria Lane will make mental health-care more easily accessible to residents in Cameron, Willacy and Hidalgo counties. "Our health industry cluster in Harlingen will be a valuable resource for the medical school that will open with the new University of Texas - Rio Grande Valley," Boswell said. "High paying jobs for professionals is one aspect of the new hospital that makes this a great project to advance our community's economic base." "Strategic Behavioral Health will expand the employment base and private investment in Harlingen", said Raudel Garza, Chief Executive Officer of the Harlingen Economic Development. Projected employment within three years for Strategic Behavioral Health in Harlingen is 200 to 225 employees with salaries ranging from \$10 per hour for basic jobs to more than \$60,000 annually for registered nurses, managers and directors.

### **Qualfon**

The City of Harlingen and Harlingen Economic Development Corporation are proud to welcome Qualfon, a leading global business process outsourcing (BPO) and call center service provider from Monterrey, NL, Mexico, to Harlingen. Qualfon is expected to hire 200 workers during the first year of operation, with at least 400 employees within three years. The 600-seat contact center will occupy a two-story building located just off N. Ed Carey Drive and will employ up to 1,000 people when at capacity. Qualfon expects

to offer a variety of job opportunities in the areas of customer care, tech support, sales, customer retention programs, as well as back-office services. The site is currently undergoing a complete retrofitting and is expected to open in the near future. “Harlingen is the ideal location for our newest world-class facility because of its economic strengths, its 335,000 residents in the immediate area, and its high-caliber workforce,” said Mike Marrow, Qualfon CEO. “The Harlingen area offers a large student population (more than 30,000 students) and a high percentage of bilinguals, enabling Qualfon to provide services in Spanish as well as English.”

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

Generally, there is a wide range of jobs in Harlingen with a variety of education and skill requirements. The industry with the most workers in Harlingen is the Education and Health Care Services sector, which typically has stringent education and skill requirements for the most visible portion of the workforce, the educators, doctors, and nurses. The sector also has a large support staff with lower education and skill requirements, including maintenance workers, drivers, and many other job classifications. Harlingen's second and third largest sectors are Retail Trade and Arts, Entertainment, Accommodations, typically calling for a less educated, less skilled workforce, though many Arts positions demand high skill levels. Harlingen has a large share of the population over the age of 16 without a high school degree, though there are twice as many with a bachelor's degree or higher as with less than a high school degree.

### **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.**

#### **Skills Development Fund**

The Texas Workforce Commission administers the Skills Development Fund program, which provides state funds to directly respond to the workforce needs of Texas employers. When a single business or consortium of businesses identifies training needs, a Skills grant can fund the development and implementation of targeted training through a community college or other training provider.

#### **Work Opportunity Tax Credit**

The Work Opportunity Tax Credit (WOTC) is a federal tax credit used to reduce the federal tax liability of private-for-profit employers.

Employers can hire from 9 different targeted groups:

- Qualified Veterans
- Qualified Ex-Felons

- Qualified Designated Community Residents
- Qualified Vocational Rehabilitation Referrals
- Qualified Supplemental Security Income Recipients
- Qualified TANF Recipients
- Qualified Summer Youth
- Qualified Food Stamp Recipients
- Qualified Long-Term Family Assistance Recipient

### **On-the-Job Training (OJT) and Customized Training**

On-the-job training and customized training provide unique opportunities for participants who already possess some job-related skills and the knowledge to “learn as they earn.” By participating in training as an employee, the participant not only acquires new skills and knowledge, but also receives the same wages and benefits as current employees in same or similar positions. The employer benefits by being reimbursed for part of the participant’s wages during the training period, while having the services of a full-time employee.

Customized Training further benefits an employer by tailoring a training program to the specific needs of the employer, especially in the area of introducing new technologies or procedures. Training can even be offered to incumbent employees in order to upgrade their skills and knowledge.

### **OJT**

On-the-Job Training focuses on jobs involving the introduction of new technologies, production or service procedures; upgrading to new jobs that require additional skills or workplace literacy; or other appropriate purposes identified by the Board. The employer can be in the public, private non-profit or private sector. OJT provides knowledge or skills essential to the full and adequate performance of the job.

The employer is reimbursed up to 50 percent of the wage rate of the individual for the extraordinary costs of providing the training and increased supervision related to the training. OJT is limited in duration based upon the target occupation for which the participant is being trained, the participant’s prior work experience and the service strategy.

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

No

**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 Harlingen has a Comprehensive Plan with an Economic Development Element, last updated in 2002, though an update is currently in process. The following is from the ED Element:

The strength of Harlingen's local economy lies in its ability to attract new industry and thus create new jobs. The Harlingen Chamber of Commerce is contracted by the City of Harlingen to do economic development through the use of the City's half-cent economic development sales tax. Harlingen voters adopted the '4A' taxing designation in 1990. A '4A' designation allows the creation of a municipal Development Corporation to manage the funds collected under the taxing designation. The funds are used primarily to facilitate manufacturing and industrial activity. These monies can be used to provide incentives to attract businesses (such as low cost land, lease assistance, etc.), fund targeted infrastructure related to a project, provide job training related to specific companies, and retain or create new jobs. The amount of money collected annually has risen steadily since the adoption of the taxing mechanism. The Development Corporation is a five member group appointed by the City Commission to recommend projects and money (incentive) allocations to the City Commission for approval. There is also a seventeen member Harlingen Industrial Foundation Inc. (HIFI) whose job is to locate and acquire land for economic development. The designation of '4A' has fit well with the concept adopted by the Chamber of Commerce in their strategic economic plan developed by the Austin-based Angelou Economic Advisors Inc. in 1997. This strategic plan entitled *Harlingen: A shared Vision for the Rio Grande Valley* suggests a 'cluster approach' to economic development. That method involves recruiting companies that share similar characteristics that allow them to complement each other. The report suggested three clusters for Harlingen to emphasize based on existing development and area trends. Those three clusters are manufacturing, logistics and health care.

**Goals & Objectives**

**Goal 11.1 Improve Communication and Cooperation between City of Harlingen development departments and Chamber of Commerce staff.**

**Goal 11.2 Seek ways to coordinate with neighboring San Benito and Cameron County building depts. to report development numbers that will attract developers' attention.**

**Discussion**

The City of Harlingen has been working, through the efforts of their Harlingen Economic Development Corporation, to expand opportunities in the region.

## **MA-50 Needs and Market Analysis Discussion**

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

The census tracts that are identified as eligible for CDBG area benefit (median income below 80 percent of the area median income) include some of the oldest neighborhoods in the city. The housing in these neighborhoods are often in poor condition and many are in need of extensive rehabilitation or removal. These neighborhoods are also where the lowest income households in the city live, in housing stock that is in poor condition, and, therefore, offered at lower rents or sales prices. Despite the lower rents or purchase price, the lower income households pay a large portion of their income on housing expenses. In this case, concentrated would mean that a large portion of the neighborhood shows the impact of these housing problems.

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

The population of Harlingen is 80 percent Hispanic. Almost one percent of the population is African-American. A much smaller portion of the population, less than one percent, is Asian. With such a large population of what in other communities is considered a minority population, Hispanics are concentrated in every area of the city. Concentration means the population of a given census tract exceeds twice the percentage minority population as the city as a whole. Low-income areas are more impactful in Harlingen. As shown in the Median Housing Income map shown in an earlier section, lower income populations are concentrated in older neighborhoods surrounding the central city.

The map, included below, of the distribution of African-Americans across the city shows minor concentrations of up to almost five percent.

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

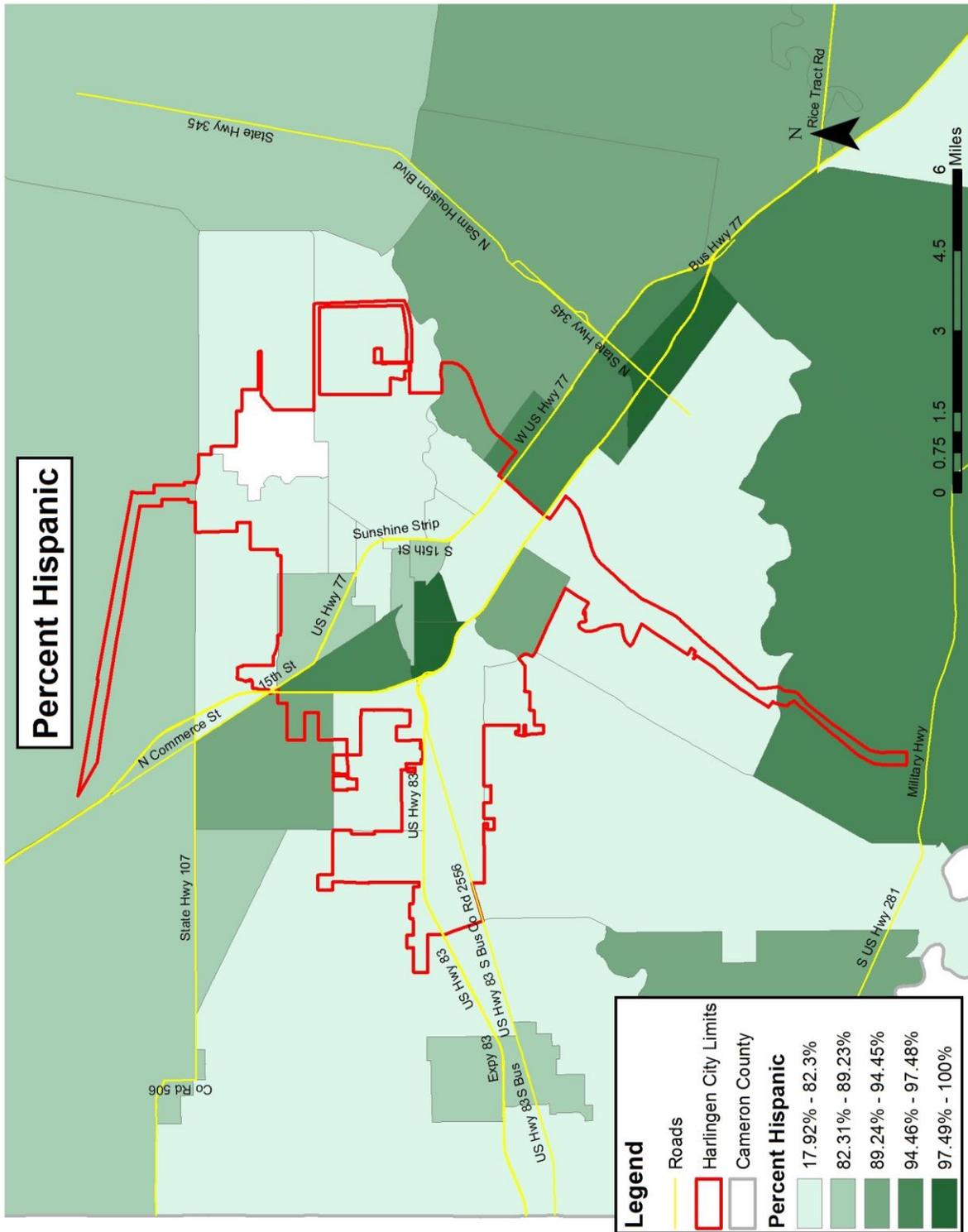
These neighborhoods, as mentioned above, contain much of the poorest housing stock in the city. As a result, the housing market contains much of the lowest cost housing as well. Code enforcement officials worked extensively in these areas in an attempt to maintain the integrity of the community in past years.

### **Are there any community assets in these areas/neighborhoods?**

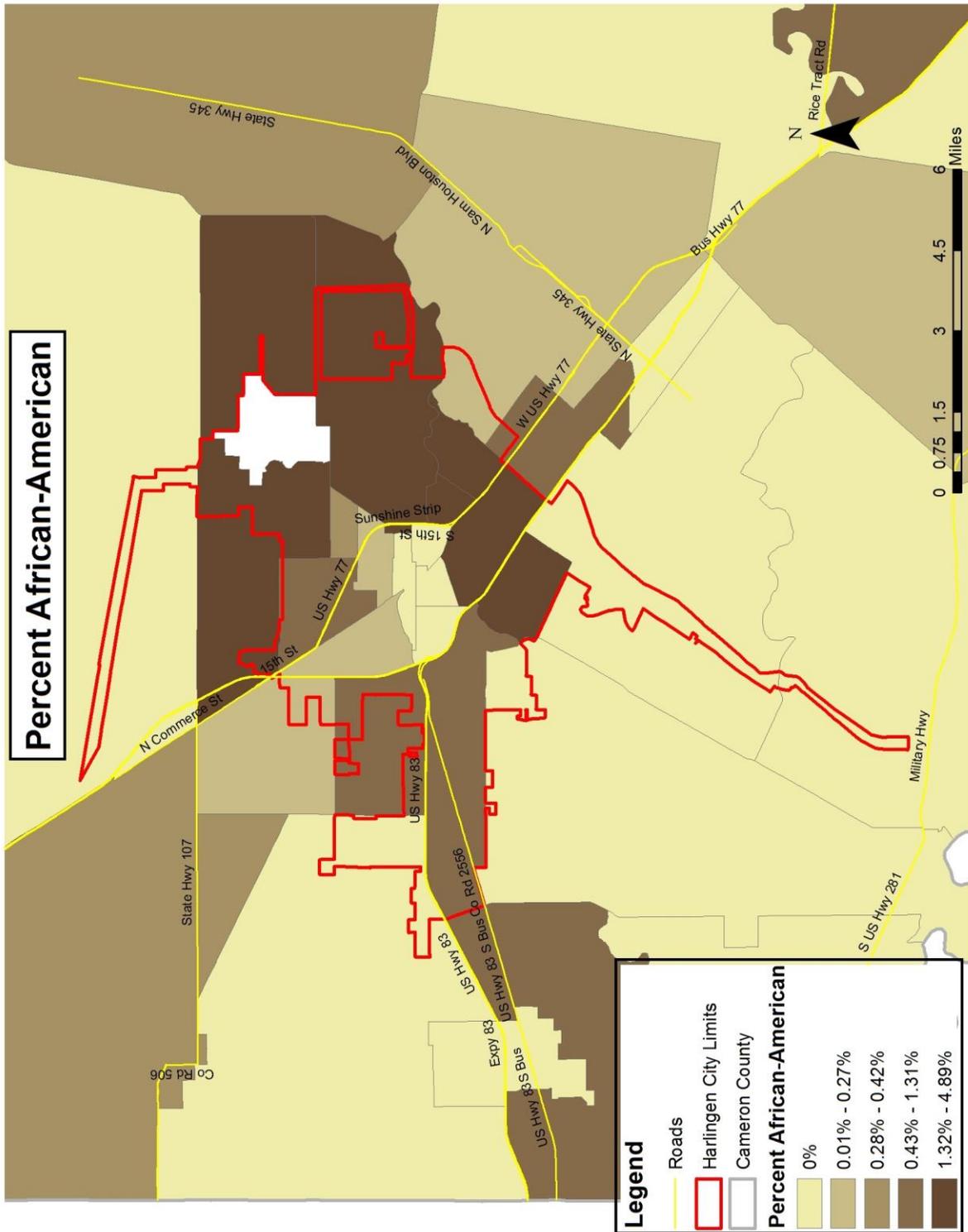
These areas do have community assets, including community and senior centers, parks, and other public facilities.

**Are there other strategic opportunities in any of these areas?**

In neighborhoods where many homes have been removed, there may be opportunities for development of new housing units. In areas where brownfield issues are not a concern, private and non-profit developers can find appropriate redevelopment sites to provide homes for a range of household incomes, including lower and upper income households. These efforts would aid in sustainability efforts, bringing more people into the neighborhoods and improving the housing stock available in the market.



**Percent Hispanic**



**Percent African-American**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan lays out the direction the City intends to take in the distribution of the Community Development Block Grant and HOME funding for the next five years. The priorities listed were determined through consultation with service providers and consideration of a community survey that was conducted in the development of the Consolidated Plan. Some of the activities included will be targeted to individual households who qualify for the programs according to their income status (individual benefit). Other programs are directed toward particular areas within Harlingen where the median incomes of the census tracts involved are below 80 percent of the area median income (area benefit). The City's goals and objectives are summarized in Section SP-45.

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

### Geographic Area

Table 47 - Geographic Priority Areas

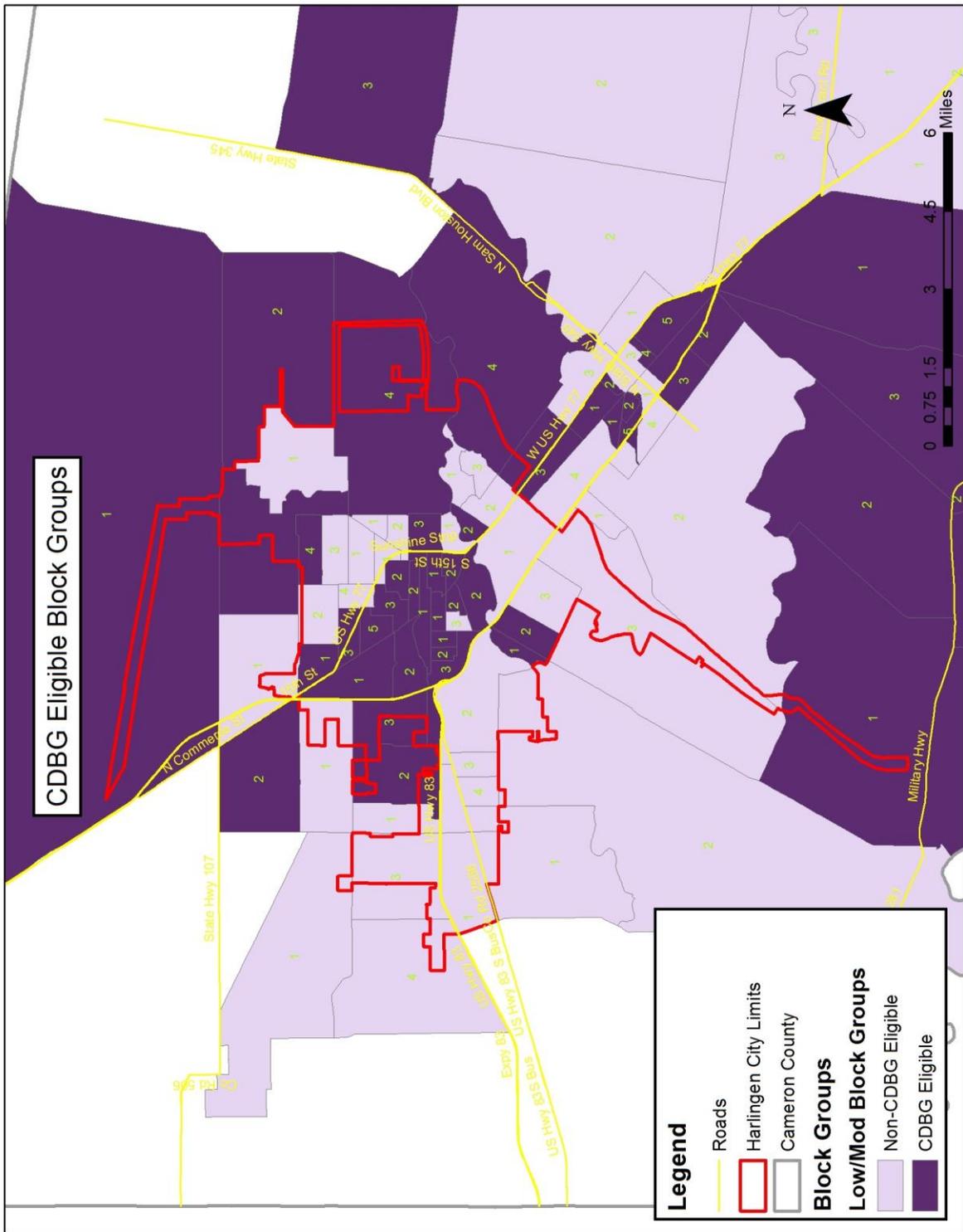
1	<b>Area Name:</b>	CDBG Eligible Areas
	<b>Area Type:</b>	Areas eligible for CDBG area benefit.
	<b>Other Target Area Description:</b>	Areas eligible for CDBG area benefit.
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>		
2	<b>Area Name:</b>	Citywide
	<b>Area Type:</b>	Areas for individual benefit and program administration
	<b>Other Target Area Description:</b>	Areas for individual benefit and program administration
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	

	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>3</b>	<b>Area Name:</b>	Target Area Neighborhood Investment Program
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

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

Investments will be allocated according to responses to programmatic opportunities and client response to funding availability. Rehab programs may be targeted to the CDBG Eligible Areas or as individual benefit to low-income households. Public services, likewise, may be offered in low-income areas or generally to all qualified residents.



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

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	Administration Objective
	<b>Description</b>	Oversight of federal funding programs.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
2	<b>Priority Need Name</b>	Housing Rehabilitation and Reconstruction
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Target Area Neighborhood Investment Program Areas for individual benefit and program administration
	<b>Associated Goals</b>	Homeowner Rehabilitation Objective
	<b>Description</b>	Programs to assist with owner and renter occupied housing rehabilitation and reconstruction.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
3	<b>Priority Need Name</b>	Emergency Home Repairs
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	
	<b>Description</b>	Programs to assist homeowners with emergency home repairs.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
4	<b>Priority Need Name</b>	Housing Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	
	<b>Description</b>	Programs that provide support to homebuyers, including downpayment and closing cost assistance and equity.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
5	<b>Priority Need Name</b>	Housing Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly

	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	Housing Development Objective
	<b>Description</b>	Funding to support new development of affordable housing.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
<b>6</b>	<b>Priority Need Name</b>	Demolition/Removal of Slum and Blight
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Target Area Neighborhood Investment Program Areas eligible for CDBG area benefit.
	<b>Associated Goals</b>	
	<b>Description</b>	Programs to remove dilapidated structures and clear debris from vacant lots.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
<b>7</b>	<b>Priority Need Name</b>	Housing for Seniors, Disabled, ADA Compliance
	<b>Priority Level</b>	High
	<b>Population</b>	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	
	<b>Description</b>	Funding to support the creation of housing targeted to seniors and persons with disabilities and to make modifications for ADA compliance.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
	<b>Priority Need Name</b>	Fair Housing Outreach and Education

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	
	<b>Description</b>	Funding for programs that work toward educating the community about fair housing issues.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
9	<b>Priority Need Name</b>	Technical Assistance to Small Businesses
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	
	<b>Description</b>	Programs that work wity small businesses to address specific operations/management issues.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
10	<b>Priority Need Name</b>	Small Business Loans
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	
	<b>Description</b>	Funding to provide loans to small businesses.

	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
11	<b>Priority Need Name</b>	Job Training and Workforce Development
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	
	<b>Description</b>	Programs that work with potential employees to address specific job training needs.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
12	<b>Priority Need Name</b>	Employment Training
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	
	<b>Description</b>	Programs that provide potential employees with skills needed to be a good employee.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
13	<b>Priority Need Name</b>	Job Development/Creation
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	
	<b>Description</b>	Support for economic development activities that work to expand the number of jobs in the community.

	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
<b>14</b>	<b>Priority Need Name</b>	Youth Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	Youth Services Objective Youth Services Objective 2
	<b>Description</b>	Support for programs that serve youth.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
	<b>15</b>	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Moderate Large Families Families with Children
<b>Geographic Areas Affected</b>		Areas for individual benefit and program administration
<b>Associated Goals</b>		
<b>Description</b>		Support for child care programs, including before and after school programs.
<b>Basis for Relative Priority</b>		Community input through surveys and public forums.
<b>16</b>		<b>Priority Need Name</b>
	<b>Priority Level</b>	High

	<b>Population</b>	Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	
	<b>Description</b>	Support for programs that serve persons with disabilities.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
17	<b>Priority Need Name</b>	Senior Services
	<b>Priority Level</b>	High
	<b>Population</b>	Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	Senior Services - Meals Objective
	<b>Description</b>	Support for programs that meet the needs of seniors.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
18	<b>Priority Need Name</b>	Health Services/Substance Abuse
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration

	<b>Associated Goals</b>	Healthcare Services Objective
	<b>Description</b>	Programs that provide health and substance abuse services.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
19	<b>Priority Need Name</b>	Domestic Violence/Child Abuse
	<b>Priority Level</b>	High
	<b>Population</b>	Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	Domestic Violence Objective
	<b>Description</b>	Support for programs that provide services to victims of domestic violence and/or child abuse.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
20	<b>Priority Need Name</b>	Meals/Food Pantry/Meals on Wheels
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Individuals Families with Children Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	Senior Services - Meals Objective
	<b>Description</b>	Support for feeding programs that serve homeless persons, families at risk of homelessness, and seniors.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
21	<b>Priority Need Name</b>	Transportation
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Individuals Families with Children Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	
	<b>Description</b>	Support for programs that provide transportation for low-income individuals.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
22	<b>Priority Need Name</b>	Legal Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	
	<b>Description</b>	Support for programs that assist low-income individual and families deal with legal issues.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
23	<b>Priority Need Name</b>	Public and Community Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development

	<b>Geographic Areas Affected</b>	Areas eligible for CDBG area benefit.
	<b>Associated Goals</b>	
	<b>Description</b>	Support for improvements to public and community facilities.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
<b>24</b>	<b>Priority Need Name</b>	Homeless Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Individuals Families with Children Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	
	<b>Description</b>	Support for the creation, operation, or maintenance of homeless facilities.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
<b>25</b>	<b>Priority Need Name</b>	Public Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas eligible for CDBG area benefit.
	<b>Associated Goals</b>	
	<b>Description</b>	Support for improvements to public infrastructure, including ADA improvements.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
<b>26</b>	<b>Priority Need Name</b>	Parks and Recreation Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development

	<b>Geographic Areas Affected</b>	Areas eligible for CDBG area benefit.
	<b>Associated Goals</b>	Park and Recreation Facilities Objective
	<b>Description</b>	Support for improvements to parks and recreation facilities in CDBG eligible areas.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
27	<b>Priority Need Name</b>	Homeless Prevention and Emergency Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	
	<b>Description</b>	Support for programs that work to prevent homelessness and provide assistance to families at risk of homelessness.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
	28	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Mentally Ill
<b>Geographic Areas Affected</b>		Areas for individual benefit and program administration
<b>Associated Goals</b>		

	<b>Description</b>	Support for programs and services that work with persons with mental illness.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
<b>29</b>	<b>Priority Need Name</b>	Domestic Violence Shelters
	<b>Priority Level</b>	High
	<b>Population</b>	Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	Domestic Violence Objective
	<b>Description</b>	Support for organizations that provide shelter to victims of domestic violence.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
<b>30</b>	<b>Priority Need Name</b>	Homeless Shelters
	<b>Priority Level</b>	High
	<b>Population</b>	Individuals Families with Children
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	
	<b>Description</b>	Support for organizations that provide emergency shelters for homeless individuals and families.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
<b>31</b>	<b>Priority Need Name</b>	Transitional Housing
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Large Families Families with Children Individuals Families with Children
	<b>Geographic Areas Affected</b>	Areas for individual benefit and program administration
	<b>Associated Goals</b>	
	<b>Description</b>	Support for organizations that provide housing that helps individuals and families move from homelessness to permanent housing.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.
<b>32</b>	<b>Priority Need Name</b>	Infrastructure - Streets and Sidewalks
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Target Area Neighborhood Investment Program Areas eligible for CDBG area benefit.
	<b>Associated Goals</b>	Infrastructure Objective
	<b>Description</b>	Repairs and improvements to streets and sidewalks.
	<b>Basis for Relative Priority</b>	Community input through surveys and public forums.

**Narrative (Optional)**

The City conducted a survey of residents through a survey instrument posted on the City's website and hard copy surveys distributed at all Consolidated Plan forums. The results of these surveys were used by City staff to allocate priorities among the various facility, infrastructure, service, housing, and economic development needs listed above.

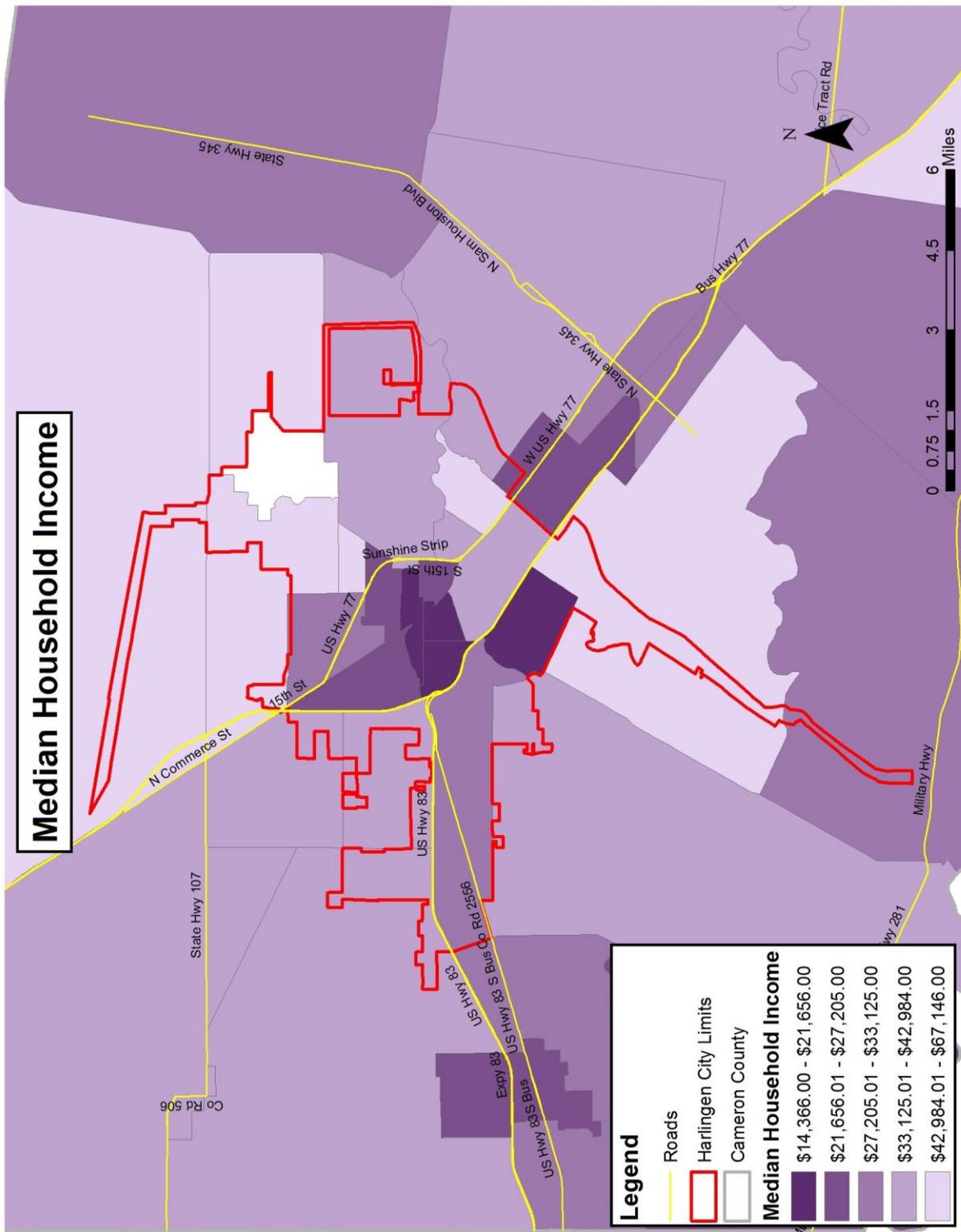
## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

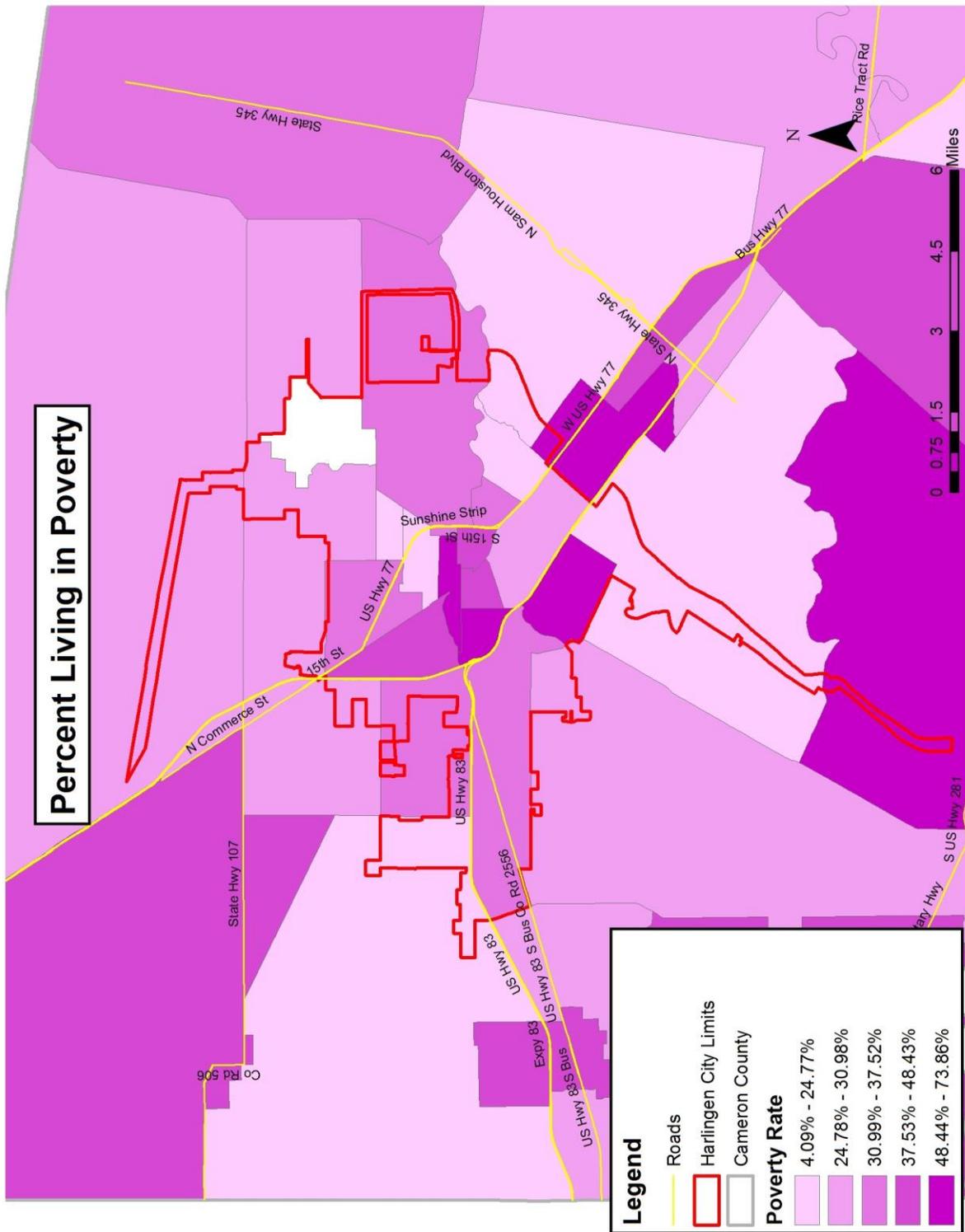
Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The use of tenant-based rental assistance is dependent on rental property owners willingness to rent their units to TBRA clients. In many communities, landlords are reluctant to rent to these clients due to the reputation they have that the clients do not take care of the property as well as other renters do. Other market conditions that could influence the use of TBRA have to do with rents being asked for rental property. If rents are too high, the rental assistance might not be enough to allow clients to lease the units, even if the landlord was willing.
TBRA for Non-Homeless Special Needs	Added to the description of TBRA market characteristics above, non-homeless special needs clients may also encounter housing units that do not meet their accessibility needs. Most housing in any community has not had accessibility improvements that allow persons with mobility issues ease of access. While landlords are obligated to make reasonable accommodations for such renters, many need more accommodations than typical landlords would consider reasonable.
New Unit Production	The production of new housing units is influenced by several market conditions, including the cost of land, the cost of construction, and prevailing interest rates. While rates are currently at historic lows, the mortgage markets are still recovering from the recent mortgage foreclosure crisis and restrictions placed on lending institutions that resulted. In many areas lenders are not making new loans as freely as before and some well qualified buyers are finding it difficult to navigate the new mortgage processes that have been instituted. The resulting delays in securing loans can burden housing developers and restrict their activities.
Rehabilitation	Rehabilitation activities can be influenced by the cost of materials and labor. In Harlingen, these costs are relative low in comparison to other areas of the country. The efficiency of rehabilitation is dependent on the after rehabilitation value of the home. If the market value of the home does not support the extent of rehabilitation required, it's not worth the effort to repair the home.

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Acquisition, including preservation	Acquisition, including preservation, can be influenced by the market value of the structure. With home purchases by private individuals, the historic low interest rates off-set increases in the market value of the housing stock. Monthly housing costs of higher priced homes at lower interest rates approximate the monthly housing costs of lower priced homes at higher interest rates. In the case of a City agency or non-profit organization buying housing stock for rehabilitation and resale or for preservation, the costs of purchasing a home outright at higher prices can reduce the number of homes that can be purchased or reduce the funds available for rehabilitation activities.

**Table 49 – Influence of Market Conditions**



**Median Household Income**



**Percent Living in Poverty**

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

**Introduction**

Harlingen receives funding from the Community Development Block Grant Program and Home Investment Partnership Programs. The CDBG program will bring \$801,812 Entitlement and \$62,365 Program Income; HOME \$212,635 Entitlement and \$45,365 unallocated Program Income for a total budget of \$1,122,177 into the City to support affordable housing, homeless, Infrastructure and community development programs and projects in the first program year. Additional funding will come from unspent program administration funds, return funds from projects that finished under budget, and viable projects carrying forward into the 2015-2016 program year. Additional resources are restricted to capital improvement project allocation.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	801,812	62,365	0	864,177	3,207,248	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	212,635	45,365	0	258,000	850,540	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Table 50 - 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**

Federal funds will be leveraged through the ability of service organizations to raise program funds through outside sources, other loan sources needed for housing development activities, and the City's General Fund, where appropriate.

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

Thus far, 4 publicly owned residential lots have become available. A Letter of Commitment from the City to use the lots for the development of affordable housing was signed on 6/5/15. If more publicly owned land suitable for residential housing becomes available through tax foreclosure or other means, Community Development Staff will submit a request to Administration that such properties be used for the development of affordable housing opportunities.

**Discussion**

The City has programmed approximately \$1.1 million from the CDBG and HOME programs and program income for the FY 2015 program year. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

## 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
HARLINGEN	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Harlingen Housing Authority	PHA	Public Housing	Jurisdiction

Table 51 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Harlingen is well coordinated and spans a range of community needs. The City has many years of experience managing and implementing the programs addressed in the Consolidated Plan, as well as working with outside agencies that fill some of the needs as outlined in the Consolidated Plan.

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

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

**Table 52 - 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 services targeted to homeless persons and persons with HIV/AIDS and mainstream services are made available through the coordination of services provided by the array of non-profit service providers that constitute Cameron County Homeless Partnership. These organizations partner with each other, the City, and mainstream service providers to provide a wide ranging response to the service needs of homeless persons and persons with HIV/AIDS, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

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

The service providers in Harlingen work closely together to provide a continuum of services in response to needs identified through surveys of homeless persons and general observations of the providers. Providers in Harlingen are particularly strong in the areas of mental health services, employment training, and life skills training. Gaps exist in emergency shelter capacity. There are not enough beds on a typical night.

**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**

1. Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
2. Work with private industry to address important issues that hamper housing and community development efforts.
3. Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

## 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
1	Administration Objective	2015	2019	Administration	Citywide	Administration	CDBG: \$800,000 HOME: \$105,000	Other: 5 Other
2	Infrastructure Objective	2015	2019	Non-Housing Community Development	Target Area Neighborhood Investment Program CDBG Eligible Areas	Infrastructure - Streets and Sidewalks	CDBG: \$1,180,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8812 Persons Assisted
3	Park and Recreation Facilities Objective	2015	2019	Non-Housing Community Development	CDBG Eligible Areas	Parks and Recreation Facilities	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12690 Persons Assisted
4	Senior Services - Meals Objective	2015	2019	Non-Homeless Special Needs	Citywide	Senior Services Meals/Food Pantry/Meals on Wheels	CDBG: \$88,000	Public service activities other than Low/Moderate Income Housing Benefit: 167 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Youth Services Objective	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Youth Services	CDBG: \$253,500	Public service activities other than Low/Moderate Income Housing Benefit: 5625 Persons Assisted
6	Youth Services Objective 2	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Youth Services	CDBG: \$34,875	Public service activities other than Low/Moderate Income Housing Benefit: 2325 Persons Assisted
7	Healthcare Services Objective	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Health Services/Substance Abuse	CDBG: \$108,000	Public service activities other than Low/Moderate Income Housing Benefit: 347 Persons Assisted
8	Domestic Violence Objective	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Domestic Violence/Child Abuse Domestic Violence Shelters	CDBG: \$125,000	Public service activities other than Low/Moderate Income Housing Benefit: 335 Persons Assisted
9	Homeowner Rehabilitation Objective	2015	2019	Affordable Housing	Target Area Neighborhood Investment Program Citywide	Housing Rehabilitation and Reconstruction	CDBG: \$1,100,000 HOME: \$500,000	Homeowner Housing Rehabilitated: 35 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Housing Development Objective	2015	2019	Affordable Housing	Target Area Neighborhood Investment Program Citywide	Housing Development	HOME: \$1,100,000	Homeowner Housing Added: 34 Household Housing Unit  Direct Financial Assistance to Homebuyers: 34 Households Assisted

Table 53 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Administration Objective
	<b>Goal Description</b>	<p><b>Goal:</b> Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, non-housing community development needs including community, public and park facilities; public services and the non-homeless special needs populations.</p> <p><b>Objective 1:</b> Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations.</p> <p><b>Strategy 1.1:</b> Program Administration: General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.</p> <p><b>Performance Goal:</b> \$160,000 CDBG Funding allocated 1st Year; A maximum of 20% of the CDBG Entitlement will be allocated each of the additional 4 annual plan years.</p>

2	<b>Goal Name</b>	Infrastructure Objective
	<b>Goal Description</b>	<p><b>Goal:</b> Improve living conditions in Harlingen by addressing non-housing community development needs over a five year period.</p> <p><b>Objective 1:</b> Support improvement of infrastructure, parks and recreation facilities, community facilities and public facilities in CDBG eligible census tracts.</p> <p><b>Strategy 1.1:</b> Support the improvement to Streets and infrastructure in low and moderate income census tracts.</p> <p><b>Performance Goal:</b> \$357,790 in CDBG Funding allocated 1st Year to provide funding for street reconstruction projects – Approximately 3,902 linear feet / .74 miles of asphalt removal, reconstruction of streets - in low to moderate income neighborhoods. Approximately 1,300 low to moderate income persons served. CDBG funds allocated in 2 of the additional 4 annual plan periods.</p> <p>Streets to be improved the 1st annual plan year include Velvet Oaks Avenue from Business 77 to Shirley Street; Vinson Avenue from Business 77 to the end; and Shirley Street from Vinson Avenue to Business 77.</p>
3	<b>Goal Name</b>	Park and Recreation Facilities Objective
	<b>Goal Description</b>	<p><b>Goal:</b> Improve living conditions in Harlingen by addressing non-housing community development needs over a five year period.</p> <p><b>Objective 1:</b> Support improvement of infrastructure, parks and recreation facilities, community facilities and public facilities in CDBG eligible census tracts.</p> <p><b>Strategy 1.2:</b> Support the improvement to Parks and Recreation Trails and open space in low and moderate income census tracts.</p> <p><b>Performance Goal:</b> \$81,347 in CDBG Funding allocated 1st Year to provide funding for park improvements in low to moderate income section of the community. Approximately 3,485 low to moderate income persons served. CDBG funds allocated in one of the additional 4 annual plan periods.</p>

4	<b>Goal Name</b>	Senior Services - Meals Objective
	<b>Goal Description</b>	<p><b>Goal:</b> Improve living conditions in by addressing non-housing community development for special needs populations over a five year period.</p> <p><b>Objective 1:</b> Address community needs through community-based public service programs.</p> <p><b>Strategy 1.1:</b> Senior Services – Funds will be used to provide senior services for low to moderate income persons at 80% or below the median income. The strategic goal is to provide operational support for delivery of meals and food services to seniors.</p> <p><b>Performance Goal:</b> \$8,000 in CDBG Funding allocated 1st Year to provide 1,616 meal deliveries to seven seniors and disabled persons for a total of 229 service days - CDBG funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years.</p>
5	<b>Goal Name</b>	Youth Services Objective
	<b>Goal Description</b>	<p><b>Goal:</b> Improve living conditions in by addressing non-housing community development for special needs populations over a five year period.</p> <p><b>Objective 1:</b> Address community needs through community-based public service programs.</p> <p><b>Strategy 1.2:</b> Youth Services – Funds will be used to provide youth services for low to moderate income children at 80% or below the median income within the City of Harlingen. The strategic goal is to provide for youth recreation and educational enrichment.</p> <p><b>Performance Goal:</b> \$50,700 in CDBG Funding allocated 1st Year to assist 1,125 (children) people and - CDBG funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years. Specifically funds will be used to cover a portion of the cost for Unit Director and Youth Development Worker’s wages and benefits at 3 satellite units adjacent to public housing developments.</p>

6	<b>Goal Name</b>	Youth Services Objective 2
	<b>Goal Description</b>	<p><b>Goal:</b> Improve living conditions in by addressing non-housing community development for special needs populations over a five year period.</p> <p><b>Objective 1:</b> Address community needs through community-based public service programs.</p> <p><b>Strategy 1.3:</b> Youth Services – Funds will be used to provide youth services for low to moderate income children at 80% or below the median income within the City of Harlingen. The strategic goal is to provide for youth recreation and educational enrichment.</p> <p><b>Performance Goal:</b> \$6,975 in CDBG Funding allocated 1st Year to assist 465 (children/girls) people and - CDBG funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years. Specifically funds will be used to cover a portion of the cost of wages and benefits for an Outreach Specialist employed by Girl Scouts Council that serves as Troop Leader and their PE and Computer Literacy period instructor.</p>
7	<b>Goal Name</b>	Healthcare Services Objective
	<b>Goal Description</b>	<p><b>Goal:</b> Improve living conditions in by addressing non-housing community development for special needs populations over a five year period.</p> <p><b>Objective 1:</b> Address community needs through community-based public service programs.</p> <p><b>Strategy 1.4:</b> Healthcare Services – Funds will be used to provide Healthcare services to low to moderate persons at 80% or below the median income within the City of Harlingen. The strategic goal is to provide 24 hour palliative care to terminally ill individuals.</p> <p><b>Performance Goal:</b> \$27,000 in CDBG Funding allocated 1st Year to assist 67 patients / people and - CDBG funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years.</p>

8	<b>Goal Name</b>	Domestic Violence Objective
	<b>Goal Description</b>	<p><b>Goal:</b> Improve living conditions in by addressing non-housing community development for special needs populations over a five year period.</p> <p><b>Objective 1:</b> Address community needs through community-based public service programs.</p> <p><b>Strategy 1.5:</b> Family Shelter / Victims of Domestic Violence – Funds will be used to provide shelter and services to battered Women Adults and their children / low to moderate income people at 80% or below the median income within the City of Harlingen. CDBG funds used to support the salary and benefits of Children’s Advocacy Staff providing services, counseling, clothing, furniture and household items.</p> <p><b>Performance Goal:</b> \$10,000 in CDBG Funding allocated 1st Year to assist 60 children / adults - CDBG funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years.</p>
9	<b>Goal Name</b>	Homeowner Rehabilitation Objective
	<b>Goal Description</b>	<p><b>Goal:</b> Improve the condition and availability of affordable housing over a five-year period.</p> <p><b>Objective 1:</b> Improve the condition of housing for low-income homeowners.</p> <p><b>Strategy 1.1:</b> Homeowner Rehabilitation - Provide deferred grants and Zero to 2% interest loans to low/mod income elderly and disabled homeowners for major repairs and correction of recognized hazards to health and safety such as leaking roofs, failed heating systems, unsafe wiring, failed plumbing and other necessary and eligible repairs. Each loan is secured by a lien on the property with repayment due upon sale or transfer of property by owner(s). Benefit – Low/mod income households.</p> <p><b>Performance Goal 1:</b> \$87,365 in CDBG Funds (\$25,000 Entitlement and \$62,365 Program Income) allocated for the 1st Year to assist 5 homes; - funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years.</p> <p><b>Performance Goal 2:</b> \$75,000 CDBG funds allocated 1st Year for City Housing Program Delivery cost associated with Citywide Housing Program.</p>

10	<b>Goal Name</b>	Housing Development Objective
	<b>Goal Description</b>	<p><b>Goal:</b> Improve the condition and availability of affordable housing over a five-year period.</p> <p><b>Objective 2:</b> Increase the viability for potential homeownership opportunities.</p> <p><b>Strategy 2.1:</b> Provide funding for down payment and closing cost for first time homebuyer purchasing homes for owner occupancy. Eligible applicants are low and moderate-income at 80% or below the median income citywide.</p> <p><b>Performance Goal 1:</b> \$191,635 in HOME Program allocated 1st Year. Provide assistance for reconstruction of 2 units, new construction of 4 housing units, and 4 units acquisition only each of the annual plan years. \$766,540 (HOME funds allocated each of the additional 4 annual plan periods.)</p> <p><b>Performance Goal 2:</b> \$21,000 HOME funds allocated 1st Year for City Housing Program Delivery cost associated with Citywide Housing Program.</p> <p><b>Performance Goal 3:</b> \$45,365 unallocated HOME Program Income funds from AHP to be allocated 1st Year at a later date for eligible Housing Program activities.</p>

**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)**

A total of 35 units of owner-occupied housing will be assisted through the Homeowner Rehabilitation Program, 14 newly constructed housing units, and 20 acquisition only units over the five years of the Strategic Plan.

## **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)**

Harlingen Housing Authority projects meet accessible unit requirements.

### **Activities to Increase Resident Involvements**

Residents are involved with management and operations of the public housing developments through participation on resident councils. The PHA looks for opportunities to hire residents for contract work through its Section 3 obligations.

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

No

### **Plan to remove the 'troubled' designation**

NA

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

### **Barriers to Affordable Housing**

There are no known barriers to affordable housing resulting from public policies of the City of Harlingen.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

NA

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The first homelessness objective provides that City staff continue its work with the Cameron County Homeless Partnership, the coalition that organizes the homeless initiatives in the region. The Partnership also conducts yearly point-in-time counts of the homeless and conducts a bi-yearly survey of the homeless. City staff participates in the counts and surveys. The point-in-time counts and the surveys work to reach out to homeless persons, including unsheltered persons, and assess individual and family needs, contributing to the consultation brought to the Consolidated Plan forums and survey from which priorities are formed.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City does not provide federal funding for shelter activities. Local organizations are working to find ways to finance the development of more shelter space, but funding is limited.

**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.**

No funding is proposed in the Strategic Plan to address issues relating to transitional housing for the homeless. The City supports the efforts of the Cameron County Homeless Partnership to address homelessness issues through their funding venues.

**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**

No funding is proposed in the Strategic Plan to address issues relating to homelessness. The City supports the efforts of the Partnership to address homelessness issues through their funding venues.

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

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

Goal: Increase the inventory of lead safe housing units.

Strategies:

- Continue to meet HUD lead-based paint abatement standards in housing rehabilitation programs.
- Expand the stock of lead safe housing units through housing initiatives.
- Obtain training for program staff on lead hazard evaluation and reduction
- Establish working relationships with lead professionals and key partners, such as risk assessors and clearance technicians, public health departments, and HUD lead grantees.
- Create procedures for determining when it is more cost effective to presume that lead hazard are present, and when it makes sense to evaluate a property.

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

The effectiveness of the programs operated by Harlingen work through the City's housing rehabilitation programs. These programs target some of the oldest housing stock in the city, which is typically in the worst condition and most likely to have lead-based paint hazards. To the extent that lead-based paint hazards are found in the older housing stock, these programs address the issue directly.

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

Harlingen currently performs visual inspections of housing units included in their housing programs. Where defective paint is observed, surfaces are prepped and repainted, following abatement guidelines provided by HUD. All rehabilitation and down-payment assistance programs include provisions requiring that all painted surfaces be in good condition.

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

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

Several of the City's Consolidated Plan goals and objectives address issues related to poverty and assisting those who fall below the poverty level. Examples include:

- Address non-housing community development for special needs populations through public service programs;
- Programs targeting youth, providing education enrichment and job preparedness activities,
- Food and nutrition programs offered to seniors; and
- Continue to collaborate with homeless providers to support Continuum of Care services.

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

Activities to reduce the number of poverty-level families will center around strengthening existing collaborations and seeking new ways to partner with agencies and organizations that work directly with poverty-level households to provide intervention and assistance services. Such services may include but are not limited to: counseling, substance abuse, mental health treatment, health services, adult education and job re/training, employment assistance, financial management and credit counseling, parenting programs, after-school and day care assistance programs, and interim cash assistance programs with respect to paying for food, shelter and utility bills.

The City will continue to notify such agencies of funding opportunities to enable them to continue providing and/or expanding their services.

Given the City's limited financial resources and that the majority of factors affecting a family's poverty-level status are typically beyond the control of City policies, the extent to which the proposed strategies will reduce and/or assist in reducing the number of poverty-level families is difficult to gauge. In the coming future, the Community Development Division will work with the community to address deficiencies and attempt to measure the impact of the CDBG and HOME programs in reducing and/or preventing poverty.

## **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**

The following is a description of the standards and procedures adopted by the City of Harlingen to monitor activities authorized under the CDBG and HOME programs to ensure long-term compliance with the provisions of the programs.

Monitoring is an ongoing process involving continuous subgrantee communication and evaluation. The process involves frequent telephone contacts, written communication, periodic meetings, as well as program and project evaluations. The goal of monitoring is to identify deficiencies and promote corrective action in order to improve and reinforce sub-grantee performance.

It is the City of Harlingen's intent to provide on site and desk monitoring of each activity undertaken with HUD entitlement funds at least annually. The Compliance Coordinator performs 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 aspects of exemplary project administration or performance are identified.

The formal visit is preceded by a desk review of all pertinent project information and documentation. The Compliance Coordinator 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 City 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 City's Community Development Director for review and consent prior to distribution. A copy of the report is then mailed to the appropriate parties. Generally, the City allows a 30-day response timeframe for each report.

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

Internal administrative systems are reviewed on an annual basis by City management staff to determine their level of effectiveness and to identify any inherent systemic deficiencies that may require attention.

The City of Harlingen processes requests for reimbursements therefore, prior to any disbursement of federal funds, all support documentation required for program compliance is reviewed and verified.

## Expected Resources

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

#### Introduction

Harlingen receives funding from the Community Development Block Grant Program and Home Investment Partnership Programs. The CDBG program will bring \$801,812 Entitlement and \$62,365 Program Income; HOME \$212,635 Entitlement and \$45,365 unallocated Program Income for a total budget of \$1,122,177 into the City to support affordable housing, homeless, Infrastructure and community development programs and projects in the first program year. Additional funding will come from unspent program administration funds, return funds from projects that finished under budget, and viable projects carrying forward into the 2015-2016 program year. Additional resources are restricted to capital improvement project allocation.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	801,812	62,365	0	864,177	3,207,248	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	212,635	45,365	0	258,000	850,540	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Table 54 - 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**

Federal funds will be leveraged through the ability of service organizations to raise program funds through outside sources, other loan sources needed for housing development activities, and the City's General Fund, where appropriate.

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

Thus far, 4 publicly owned residential lots have become available. A Letter of Commitment from the City to use the lots for the development of affordable housing was signed on 6/5/15. If more publicly owned land suitable for residential housing becomes available through tax foreclosure or other means, Community Development Staff will submit a request to Administration that such properties be used for the development of affordable housing opportunities.

**Discussion**

The City has programmed approximately \$1.1 million from the CDBG and HOME programs and program income for the FY 2015 program year. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration Objective	2015	2019	Administration	Citywide	Administration	CDBG: \$160,000 HOME: \$21,000	Other: 1 Other
2	Infrastructure Objective	2015	2019	Non-Housing Community Development	Target Area Neighborhood Investment Program CDBG Eligible Areas	Infrastructure - Streets and Sidewalks	CDBG: \$357,790	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1670 Persons Assisted
3	Park and Recreation Facilities Objective	2015	2019	Non-Housing Community Development	CDBG Eligible Areas	Parks and Recreation Facilities	CDBG: \$81,347	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6345 Persons Assisted
4	Senior Services - Meals Objective	2015	2019	Non-Homeless Special Needs	Citywide	Senior Services Meals/Food Pantry/Meals on Wheels	CDBG: \$8,000	Public service activities other than Low/Moderate Income Housing Benefit: 7 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Youth Services Objective	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Youth Services	CDBG: \$50,700	Public service activities other than Low/Moderate Income Housing Benefit: 1125 Persons Assisted
6	Youth Services Objective 2	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Youth Services	CDBG: \$6,975	Public service activities other than Low/Moderate Income Housing Benefit: 465 Persons Assisted
7	Healthcare Services Objective	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Health Services/Substance Abuse	CDBG: \$27,000	Public service activities other than Low/Moderate Income Housing Benefit: 67 Persons Assisted
8	Domestic Violence Objective	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Domestic Violence/Child Abuse Domestic Violence Shelters	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
9	Homeowner Rehabilitation Objective	2015	2019	Affordable Housing	Target Area Neighborhood Investment Program Citywide	Housing Rehabilitation and Reconstruction	HOME: \$162,365	Homeowner Housing Rehabilitated: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Housing Development Objective	2015	2019	Affordable Housing	Target Area Neighborhood Investment Program Citywide	Housing Development	HOME: \$258,000	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 2 Household Housing Unit Direct Financial Assistance to Homebuyers: 4 Households Assisted

Table 55 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Administration Objective
	<b>Goal Description</b>	Program Administration: General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.
2	<b>Goal Name</b>	Infrastructure Objective
	<b>Goal Description</b>	Support the improvement to Streets and infrastructure in low and moderate income census tracts.
3	<b>Goal Name</b>	Park and Recreation Facilities Objective
	<b>Goal Description</b>	Support the improvement to Parks and Recreation Trails and open space in low and moderate income census tracts.

4	<b>Goal Name</b>	Senior Services - Meals Objective
	<b>Goal Description</b>	Senior Services – Funds will be used to provide senior services for low to moderate income persons at 80% or below the median income. The strategic goal is to provide operational support for delivery of meals and food services to seniors.
5	<b>Goal Name</b>	Youth Services Objective
	<b>Goal Description</b>	Youth Services – Funds will be used to provide youth services for low to moderate income children at 80% or below the median income within the City of Harlingen. The strategic goal is to provide for youth recreation and educational enrichment.
6	<b>Goal Name</b>	Youth Services Objective 2
	<b>Goal Description</b>	Youth Services – Funds will be used to provide youth services for low to moderate income children at 80% or below the median income within the City of Harlingen. The strategic goal is to provide for youth recreation and educational enrichment.
7	<b>Goal Name</b>	Healthcare Services Objective
	<b>Goal Description</b>	Healthcare Services – Funds will be used to provide Healthcare services to low to moderate persons at 80% or below the median income within the City of Harlingen. The strategic goal is to provide 24 hour palliative care to terminally ill individuals.
8	<b>Goal Name</b>	Domestic Violence Objective
	<b>Goal Description</b>	Funds will be used for low to moderate income people at 80% or below the median income within the City of Harlingen. CDBG funds used to support the salary and benefits of Children’s Advocacy Staff providing services, counseling, clothing, furniture and household items.
9	<b>Goal Name</b>	Homeowner Rehabilitation Objective
	<b>Goal Description</b>	Homeowner Rehabilitation - Provide deferred grants and Zero to 2% interest loans to low/mod income elderly and disabled homeowners for major repairs and correction of recognized hazards to health and safety such as leaking roofs, failed heating systems, unsafe wiring, failed plumbing and other necessary and eligible repairs. Each loan is secured by a lien on the property with repayment due upon sale or transfer of property by owner(s). Benefit – Low/mod income households.

<b>10</b>	<b>Goal Name</b>	Housing Development Objective
	<b>Goal Description</b>	Provide funding for down payment and closing cost for first time homebuyer purchasing homes for owner occupancy. Eligible applicants are low and moderate-income at 80% or below the median income citywide.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects were developed by staff with consultation from non-profit service providers and community input through priorities established with involvement of the community survey.

#### Projects

#	Project Name
1	Amigos Del Valle Hot Meals Delivery
2	Boys and Girls Club Youth Services
3	Girl Scouts Youth Services
4	Sunshine Havens Healthcare Services
5	Family Crisis Center Services
6	City of Harlingen Housing Rehabilitation
7	City of Harlingen Affordable Housing Program
8	City of Harlingen Street Reconstruction Project
9	City of Harlingen Parks & Recreation Department Improvements Project
10	City of Harlingen Program Administration

**Table 56 – Project Information**

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

The projects listed above were selected from the total of project proposals received in accordance with their consistency with the priorities established through the Consolidated Plan forums and community survey process. These projects meet needs enumerated in the Needs Assessment and prioritization process to the extent that funding was available. Organizational competencies were also considered when selecting one project over another, leaning toward those organizations with long-standing histories of successful project management.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Amigos Del Valle Hot Meals Delivery
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Senior Services - Meals Objective
	<b>Needs Addressed</b>	Senior Services Meals/Food Pantry/Meals on Wheels
	<b>Funding</b>	CDBG: \$8,000
	<b>Description</b>	Meal services for seniors
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1616 meal deliveries to 7 LMI homebound seniors.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide funding for operational cost for delivery of meals to senior residents
2	<b>Project Name</b>	Boys and Girls Club Youth Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Youth Services Objective
	<b>Needs Addressed</b>	Youth Services
	<b>Funding</b>	CDBG: \$50,700
	<b>Description</b>	Youth enrichment services
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1125 low to moderate income youth will be served by the program.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide operational cost for the Boys and Girls Club to provide recreational and educational youth services. 1,125 persons will be served.

3	<b>Project Name</b>	Girl Scouts Youth Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Youth Services Objective 2
	<b>Needs Addressed</b>	Youth Services
	<b>Funding</b>	CDBG: \$6,975
	<b>Description</b>	Youth enrichment programming
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	465 low to moderate income persons will be served.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide operational cost for the Girl Scouts to provide recreational and educational youth services.
4	<b>Project Name</b>	Sunshine Havens Healthcare Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Healthcare Services Objective
	<b>Needs Addressed</b>	Health Services/Substance Abuse
	<b>Funding</b>	CDBG: \$27,000
	<b>Description</b>	Healthcare services to terminally ill patients
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	67 patients low/mod income will be served.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide Health Services for Sunshine Havens to provide palliative care to terminally ill individuals. 67 patients person will be served.
5	<b>Project Name</b>	Family Crisis Center Services
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Domestic Violence Objective
	<b>Needs Addressed</b>	Domestic Violence/Child Abuse
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Services for abused and neglected children.
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 low to moderate income persons will be served.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide services to abused and neglected children. 60 persons will be served.
<b>6</b>	<b>Project Name</b>	City of Harlingen Housing Rehabilitation
	<b>Target Area</b>	Target Area Neighborhood Investment Program Citywide
	<b>Goals Supported</b>	Homeowner Rehabilitation Objective
	<b>Needs Addressed</b>	Housing Rehabilitation and Reconstruction
	<b>Funding</b>	CDBG: \$87,365 including RL (plus \$75,000 for Rehab Administration)
	<b>Description</b>	Homeowner Repair Program
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 low/mod income households will benefit from the program.
	<b>Location Description</b>	Various locations around the city.
	<b>Planned Activities</b>	Provide deferred grants and zero to 2% interest loans to low/mod income homeowners for the correction of recognized hazards to health and safety such as leaking roofs, failed heating systems, unsafe wiring, failed plumbing and other necessary and eligible repairs. Each loan is secured by a lien on the property with repayment due upon sale or transfer of property by owner(s).

7	<b>Project Name</b>	City of Harlingen Affordable Housing Program
	<b>Target Area</b>	Target Area Neighborhood Investment Program Citywide
	<b>Goals Supported</b>	Housing Development Objective
	<b>Needs Addressed</b>	Housing Development
	<b>Funding</b>	HOME: \$191,365
	<b>Description</b>	New Construction, Down payment and Closing Cost for First time homebuyers
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Families buying 2 units new construction, two reconstructed units, and 4 units acquisition only will benefit from the program.
	<b>Location Description</b>	Various locations around the city.
	<b>Planned Activities</b>	Provide for construction and sale of affordable housing to low – moderate income first time home buyers.
8	<b>Project Name</b>	City of Harlingen Street Reconstruction Project
	<b>Target Area</b>	Target Area Neighborhood Investment Program CDBG Eligible Areas
	<b>Goals Supported</b>	Infrastructure Objective
	<b>Needs Addressed</b>	Infrastructure - Streets and Sidewalks
	<b>Funding</b>	CDBG: \$357,790
	<b>Description</b>	Neighborhood Infrastructure Improvements Project
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1300 low/mod income persons will benefit from this project.

	<b>Location Description</b>	The City of Harlingen's will for street reconstruction in low-moderate income neighborhoods. Streets to be improved the 1st annual plan year include Velvet Oaks Avenue from Business 77 to Shirley Street; Vinson Avenue from Business 77 to the end; and Shirley Street from Vinson Avenue to Business 77.
	<b>Planned Activities</b>	The City of Harlingen's will for street reconstruction in low-moderate income neighborhoods.
<b>9</b>	<b>Project Name</b>	City of Harlingen Parks & Recreation Department Improvements Project
	<b>Target Area</b>	CDBG Eligible Areas
	<b>Goals Supported</b>	Park and Recreation Facilities Objective
	<b>Needs Addressed</b>	Parks and Recreation Facilities
	<b>Funding</b>	CDBG: \$81,347
	<b>Description</b>	Parks & Recreation Department Improvements Project
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6,345 total persons served, 3,485 low/mod income persons will benefit from this project.
	<b>Location Description</b>	Various locations across the city.
	<b>Planned Activities</b>	The City of Harlingen will pay for park and recreation improvements project.
<b>10</b>	<b>Project Name</b>	City of Harlingen Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration Objective
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$160,000 HOME: \$21,000
	<b>Description</b>	City of Harlingen CDBG Program Administration
	<b>Target Date</b>	7/31/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program administration - no direct benefit.
	<b>Location Description</b>	City offices.
	<b>Planned Activities</b>	Funds will used to pay administrative costs including staff salaries and benefits, and other charges related to the planning and execution of the CDBG program as allowed under 24 CFR 570.205 and 24 CFR 570.206.

## **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**

Much of the funding from the CDBG program is available for use in any of the CDBG neighborhoods or citywide, depending on the specifics of the designated activities. Also, some funding is available according to individual benefit rather than area benefit. It is, therefore, difficult to provide reasonable projections of the distribution of funds by target area. The numbers below are strictly estimates based on experience.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	45
CDBG Eligible Areas	55

**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The proposed allocation of funds is based on federal funding requirements for each formula-allocated grant. Areas of low to moderate-income concentration and certain areas of high minority concentration are targeted. Areas of low homeownership and deteriorating housing conditions were also considered in the targeting process.

### **Discussion**

The distribution of funds by target area is projected to be primarily citywide due to use of funds for administrative, non-profit support, and individual benefit-oriented programmatic uses of the funds. The remaining funds are estimated to be spread through smaller CDBG-eligible areas.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The annual goals listed previously specify the following production numbers for housing assistance and for homelessness, non-homeless, and special needs populations.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	17
Special-Needs	0
Total	17

Table 58 - 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	2
Rehab of Existing Units	7
Acquisition of Existing Units	4
Total	13

Table 59 - One Year Goals for Affordable Housing by Support Type

#### Discussion

These figures relate to production targets specified in the annual goals for 2015. CDBG funding for these activities may target more households.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There are no plans to utilize CDBG funding for Harlingen Housing Authority activities in the next program year.

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

There are no plans to utilize CDBG funding for Harlingen Housing Authority activities in the next program year.

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

The Harlingen Housing Authority will continue to have resident councils at each housing development.

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

NA

### **Discussion**

There are no plans to utilize CDBG funding for Harlingen Housing Authority activities in the next program year.

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

### **Introduction**

The City of Harlingen is active in the Cameron County Homeless Partnership, addressing issues related to homeless in the region. Funding for homeless projects and services are sources primarily through that process.

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

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

The Cameron County Homeless Partnership, the local coalition of homeless service agencies, conducts annual surveys of homeless individuals, including unsheltered persons. These surveys serve to help focus agency activities for the coming year, as well as provide documentation in response to HUD program requirements.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Harlingen is allocating funding to support child advocacy services in the FY 2015-16 program year.

#### **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 Harlingen has no plans that would help homeless persons transition to permanent housing and independent living in the coming year.

#### **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**

Homeless prevention is a major focus of the participants in the Cameron County Housing Partnership. Agencies

include homeless prevention as a support program in conjunction with the provision of shelter and other support services. The City uses General Fund dollars to support the operations of Loaves and Fishes, the City's homeless shelter, job training program, soup kitchen, and food pantry.

### **Discussion**

The participants in the Cameron County Homeless Partnership work closely together to meet the needs of homeless individuals and families through the continuum of services coordinated through the partnership.

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

### **Introduction:**

There are no public policy barriers to affordable housing identified in Harlingen.

**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**

NA

### **Discussion:**

There are no public policy barriers to affordable housing identified in Harlingen.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City currently provides a variety of services to the residents of Harlingen, some funded by CDBG allocations, with private, State, and City funding bringing additional assets to bear on these problems. Below are some of the actions currently performed by the City or under consideration for the future.

### **Actions planned to address obstacles to meeting underserved needs**

The City will continue to look for new funding sources for programs to address underserved needs. Funding is the major obstacle in providing the services needed to focus on the vast variety of issues that prevent families from breaking out of poverty and from living in the best, most affordable housing possible.

### **Actions planned to foster and maintain affordable housing**

The City will consider providing financial assistance for Tax Credit Projects for affordable housing development to expand multi-family rental development projects and homeownership opportunities when those projects are present for review. Additionally, acquisition, soft costs and site development funds will be used for affordable housing development.

### **Actions planned to reduce lead-based paint hazards**

The City will continue its lead-based paint hazard education and testing elements of its homeowner rehabilitation program.

### **Actions planned to reduce the number of poverty-level families**

The City will continue its efforts in conjunction with the Cameron County Homeless Partnership to reduce the number of poverty-level families through the development of services needed to assist those families with educational opportunities, job growth, and life skills training through the various social service agencies operating in the city.

### **Actions planned to develop institutional structure**

- Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
- Work with private industry to address important issues that hamper housing and community

development efforts.

- Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

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

The City will continue to coordinate planning activities with private housing and social service agencies, including participation in the Cameron County Homeless Partnership meetings and enumeration of point-in-time and homeless surveys. City staff will also continue its participation in other coalitions and study groups as the opportunity arises.

### **Discussion:**

These actions are primarily the continuation of what the City is currently doing in the various areas. No major obstacles in the institutional structure have been identified that need to be addressed. The City is also satisfied with its efforts to coordinate with private housing and social service agencies.

## Program Specific Requirements

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

#### Introduction:

The following provides details on program specific requirements for each of the two entitlement programs, Community Development Block Grant and HOME Investment Partnership.

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	691,342
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

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

follows:

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

Although exempt, each homebuyer who receives down payment and closing cost assistance through the Affordable Housing Programs benefits from a 2 to 1 leverage from private lending institutions.

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

The City of Harlingen has adopted a Recapture Policy that serves to address the continued affordability of housing units acquired with HOME funds. Under the Affordable Housing Programs operated by the City of Harlingen, the homeowner must occupy the HOME assisted unit as their principal residence throughout the period of affordability, which is based on the amount of direct HOME subsidy as specified in 24 CFR 92.254:

Amount of Homebuyer Subsidy	Minimum Affordability Period	Rate of Forgiveness
Less than \$14,999	5 years	1/5 or 20% per year
\$15,000 - \$40,000	10 years	1/10 or 10% per year
Over \$40,000	15 years	1/15 or 6.67% per year

If net proceeds from the sale or foreclosure are not sufficient to repay the City loan, the City will instead accept the amount of the net sales proceeds as the amount to recaptured and thereby, satisfy all programmatic requirements.

The principal amount of HOME assistance shall be deferred and forgiven in accordance with the appropriate schedules above and shall be forgiven in its entirety upon expiration of the affordability period.

Should the homeowner commit, by omission or commission, an event of default at any time during the affordability period, the City shall recapture the remaining unforgiven principal.

Recapture of the HOME funds will be determined as follows: The Owner's investment (down payment and closing costs paid by the owner, if any, and capital improvements made by the owner since purchase) will be returned first before any HOME funds are recaptured. The direct HOME subsidy is then repaid to the extent that proceeds are available as follows: Sales Price minus Senior Lien Note Balance minus Owner's

Investment minus HOME Down Payment Assistance minus Costs of Sale equals Net Proceeds.

In the event there is no direct HOME subsidy in a HOME assisted project, the City will implement resale restrictions in compliance with 24 CFR 92.254.

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

**Resale** requirements must ensure that if the housing does not continue to be the principal residence of the family for the full period of affordability that the housing must be made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as their principal residence. The resale requirement must also ensure that the price at resale provides the original HOME-assisted owner a fair return on investment (including the homeowner's investment and any capital improvement as defined below) and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. The period of affordability is based on the total amount of HOME funds initially invested in the housing.

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

The City does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds. In addition, the funds will not be used to refinance multifamily loans made or insured by any federal program. The City is aware that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

**Discussion:**

The City strives to meet all program specific requirements as detailed in the enabling legislation and program guidelines. City staff work with subgrantees to ensure that these requirements are met and oversees internal operations towards the same goal.

The HOME Investment Partnerships Program (HOME) funds may be used to carry out a variety of eligible affordable housing activities, including down-payment assistance, closing cost assistance, and gap financing for the purchase of existing single-family homes that meet Uniform Physical Condition Standards, acquisition/new construction of single-family homes, and reconstruction of homeowner-occupied homes. For those homebuyers that may need to establish a rental history and nontraditional credit in order to qualify for a mortgage loan, HOME funds may be used to implement a lease-purchase program. Finally, HOME funds may

be used for the acquisition/rehabilitation of rental housing, and the development of new rental housing. Affordable Housing Programs may be administered through the City's Community Development Department and/or a Community Development Housing Organization (CHDO).

## Attachments

**Grantee SF-424's and Certification(s)**



# SF 424

The SF 424 is part of the Annual Action Plan.

## SF 424

Date Submitted 8/7/15	Applicant Identifier	Type of Submission	
Date Received by state N/A	State Identifier	Application	Pre-application
Date Received by HUD 8/8/2015	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input checked="" type="checkbox"/> Non Construction
<b>Applicant Information</b>			
City of Harlingen		TX482304 HARLINGEN	
502 E. Tyler		69448124	
P.O. Box 2207		Organizational Unit	
Harlingen	Texas	Community Development	
78550	Country U.S.A.	Division	
Employer Identification Number (EIN):		Cameron	
74-6001047		Program Year Start Date (10/2015)	
Applicant Type:		Specify Other Type If necessary:	
Local Government: City		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles		City of Harlingen, Texas	
\$801,812.00	\$Additional HUD Grant(s) Leveraged		Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
Anticipated Program Income \$107,730.00		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s)			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles		City of Harlingen, Texas	
\$212,635.00	\$Additional HUD Grant(s) Leveraged		Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			

Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts 15 & 27	Project Districts 15 & 27		
Is the applicant delinquent on any federal debt? if "Yes" please include an additional document explaining the situation.		<input checked="" type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on TBD
		<input type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review
Person to be contacted regarding this application			
Tammy	A	DeGannes	
Community Development Director	956-216-5180	956-216-5186	
tdegannes@myharlingen.us	www.myharlingen.us	Other Contact	
Signature of Authorized Representative		Date Signed	
<i>Tammy A. DeGannes</i>		7/23/2015	



# Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.  
 This certification is applicable.

## NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

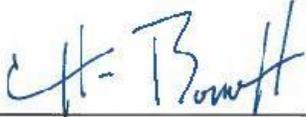
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of It, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its Instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding. In accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



7/23/15

Signature/Authorized Official

Date

Chris Boswell

Name

Mayor

Title

502 E. Tyler

Address

Harlingen, Texas 78550

City/State/Zip

956 216-5180

Telephone Number

- This certification does not apply.
- This certification is applicable.

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** — It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

11. **Maximum Feasible Priority** - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. **Overall Benefit** - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2\_\_\_, 2\_\_\_, 2\_\_\_, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. **Special Assessments** - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

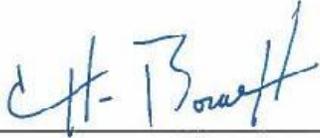
**Excessive Force** -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.



7/23/15

Signature/Authorized Official

Date

Chris Boswell

Name

Mayor

Title

502 E. Tyler

Address

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956 216-5180

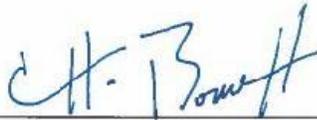
Telephone Number

- This certification does not apply.  
 This certification is applicable.

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



07/23/15

Signature/Authorized Official

Date

Chris Boswell

Name

Mayor

Title

502 E. Tyler

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956-216-5180

Telephone Number

- This certification does not apply.  
 This certification is applicable.

**Specific HOME Certifications**

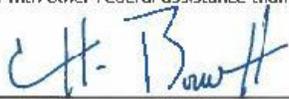
The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



7/23/15

Signature/Authorized Official

Date

Chris Boswell

Name

Mayor

Title

502 E. Tyler

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956 216-5180

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

\_\_\_\_\_  
Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.  
 This certification is applicable.

#### ESG Certifications

I, \_\_\_\_\_, Chief Executive Officer of \_\_\_\_\_, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 *CFR* Part 58.
11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of

termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.

12. The new requirement of the McKinney-Vento Act (42 USC 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.

13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official	Date
<input style="width: 300px; height: 20px;" type="text"/>	
Name	
<input style="width: 300px; height: 20px;" type="text"/>	
Title	
<input style="width: 300px; height: 20px;" type="text"/>	
Address	
<input style="width: 300px; height: 20px;" type="text"/>	
City/State/Zip	
<input style="width: 300px; height: 20px;" type="text"/>	
Telephone Number	

<input type="checkbox"/>	This certification does not apply.
<input checked="" type="checkbox"/>	This certification is applicable.

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Drug-Free Workplace Certification**

- By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
- The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
- Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
- Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
- If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
- The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code)  
Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

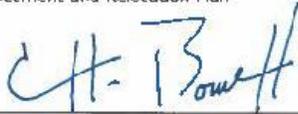
Place Name	Street	City	County	State	Zip
Lon C. Hill Building	502 E. Tyler	Harlingen	Cameron	Tx	78550

- Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:
  - All "direct charge" employees;
  - all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
  - temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of

the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



7/23/15

Signature/Authorized Official

Date

Chris Boswell

Name

Mayor

Title

502 E. Tyler

Address

Harlingen, Texas 78550

City/State/Zip

956 216-5180

Telephone Number

CDBG



**PUBLISHER'S AFFIDAVIT**

**STATE OF TEXAS  
COUNTY OF CAMERON**

I, Ida Gomez being duly sworn on his/her oath states that he/she is a Representative of the Valley Morning Star and that the attached notice appeared in the following issues:

City of Harlingen  
85096524 20091004

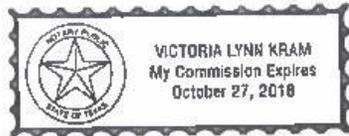
June 13, 2015

Ida Gomez  
Ida Gomez

Subscribe and sworn to before me on this the 15 day of June, 2015

Victoria Lynn Kram

Victoria Lynn Kram  
Notary Public, Cameron County  
State of Texas



**Access Landscaping & Remodeling**  
 (All Types of Home Repairs)  
 • Stairs/Floors & Beams  
 • FREE Estimates  
 • Sinks/Disposers  
 Hgt. 412-1556  
 Hgt. 521-0981  
 Bwn. 544-5687

**Pets & Supplies**  
**Free 30-Days Dayview**  
 6 Weeks (white eyes)  
 4 white heads  
 (656) 233-9888



**FRIMAN Building** has  
 been black and white  
 (white) 2 yrs. old  
 51500 Needs living  
 here. Please Call:  
 908-573-9300

**Garage Sales/ Flea Market**

**Garage Sales/ Flea Market**

**Close Inb support H&B**  
 W&B: All Star  
 561 5670 5670  
 750 Resonance  
 Blvd. Subdiv. 13th  
 7am-12. All proceeds  
 help team go to the  
 box in Houston.

**Now Today!**  
 Front yard A Black Patio  
 Sale-2013 State, Hgt.,  
 Fum., deck, Motocycle,  
 Suvell. West wooden  
 rocks, clothing, Misc.

**PUBLIC HEARING NOTICE**  
 Date of Publication: Saturday, June 13, 2015

Notice is hereby given that the City of Harlingen has developed its 2015-2018 Consolidated Plan and Strategy and 2015-2018 One-Year Action Plan (Budget). The Community Development Advisory Board will conduct a Public Hearing on Thursday, June 25, 2015 at 8:00 a.m. in the Conference Room located within the Lou C. Hill Building, 802 E. Tyler, Harlingen, Texas 79560. The purpose of this Public Hearing is to obtain comments on the City of Harlingen's Proposed 2015-2018 Consolidated Plan and Strategy and Proposed 2015-2018 One-Year Action Plan (Budget). The City of Harlingen will receive an allocation of \$801,812.00 for the 2015-2018 Consolidated Plan and Strategy and an allocation of \$212,935.00 for the 2015-2018 One-Year Action Plan (Budget) for the 2015-2018 Consolidated Plan and Strategy and an allocation of \$212,935.00 for the 2015-2018 One-Year Action Plan (Budget) for the 2015-2018 Consolidated Plan and Strategy and an allocation of \$212,935.00 for the 2015-2018 One-Year Action Plan (Budget) for the 2015-2018 Consolidated Plan and Strategy.

The City of Harlingen will submit its Proposed 2015-2018 Consolidated Plan and Strategy and Proposed 2015-2018 One-Year Action Plan (Budget) for the Community Development Block Grant Establishment Program and HOME Program to the U.S. Department of Housing and Urban Development, 515 E. Houston Street, Suite 847, San Antonio, Texas 78205 prior to August 10, 2015. The U.S. Department of Housing and Urban Development (HUD) will review the Consolidated Plan and Strategy along with the One-Year Action Plan (Budget) and is expected to approve the plan by October 1, 2015. Interested parties are encouraged to attend the public hearing and make their views known on the Draft Proposed 2015-2018 Consolidated Plan and Strategy and Proposed 2015-2018 One-Year Action Plan (Budget) on the date and time as listed or call (956) 216-6180 or come by the City of Harlingen Community Development office located at 560 E. Tyler, Harlingen, Texas 79560. The Draft Proposed 2015-2018 Consolidated Plan and Strategy and Proposed 2015-2018 One-Year Action Plan (Budget) may also be viewed at the following locations:

- Community Development Department, 502 E. Tyler, Harlingen, Texas
- Harlingen Public Library, 416 76 Drive, Harlingen, Texas
- Office of the City Secretary, 118 E. Tyler, Harlingen, Texas
- Harlingen Housing Authority, 218 E. Jackson, Harlingen, Texas
- Harlingen Community Development Corporation, 518 E. Harrison, Harlingen, Texas

The public hearing period for the 2015-2018 Consolidated Plan and Strategy and 2015-2018 One-Year Action Plan (Budget) is between June 14, 2015 through July 13, 2015. Comments will be accepted until 6:00 p.m. on Monday, July 13, 2015.

Accommodations for individuals with handicapped abilities or limited English proficiency shall be accepted upon request by calling (956) 216-6180. Los Alboradores para individuos con discapacidades o con poca habilidad en el idioma inglés pueden solicitar un intérprete llamando al (956) 216-6180.

**C.D.B.G. AND HOME FUNDS**  
**DRAFT PROPOSED 2015-2018 ONE YEAR ACTION PLAN BUDGET**

C.D.B.G. Allocation	\$ 961,812.00
HOME Allocation	\$ 212,935.00
Anticipated Program Income from Reinvestment, Economic Development to City	\$ 62,986.00
Anticipated Program Income (to HCDC)	\$ 48,338.00
Combined Total Available	\$ 1,286,071.00

PROPOSED PROJECTS	
03F - Parks, Recreation Facilities - Bonham Park	\$ 8,124,000
04A - Street Improvements	\$ 36,772,000
05A - Public Services (Debris) Amigos Del Valle	\$ 8,000,000
05D - Public Services (Debris) Ray's & Jeff's Club	\$ 5,075,000
06D - Public Services (Youth) Girl Scouts	\$ 8,075,000
06M - Public Services (Youth) Girl Scouts	\$ 2,900,000
08M - Public Services (Abused & Neglected Children) Family Crisis Center	\$ 16,000,000
14A - Housing Rehabilitation Program	\$ 25,000,000
14H - Housing Rehabilitation Administration	\$ 75,000,000
21A - General Administration	\$ 160,000,000
Total CDBG Funding	\$ 181,635,000
12 - HOME-Eligible Housing Programs	\$ 212,935,000
21H - HOME-Administrative Support	\$ 212,935,000
Total HOME Funding	\$ 212,935,000
14A - Housing Rehabilitation (rehabilitated RL program income)	\$ 82,986,000
12 - Construction of Housing (anticipated AHF-RL program income)	\$ 48,338,000
Total Anticipated Program Income	\$ 131,324,000
Total Anticipated Funding	\$ 31,324,177,000

**BIDDERS** are expected to inspect the site of the work and to inform themselves of all local conditions. Time of completion shall be One Hundred and Eighty (180) calendar days after receipt of work order. Liquidated damages shall be \$250.00 per calendar day, for days beyond time of completion.

**ATTENTION TO BIDDERS** is directed to the provisions of House Bill No. 54, Chapter 45, passed by the Forty-third Legislature, at its Regular Session, requiring that not less than the general prevailing rates of pay rates wages for work of similar character in the locality where the work is performed shall be paid all laborers, workmen and mechanics employed in the construction of the 16" water transmission interconnect from HWWS FM 1695 to the Fort of Harlingen and booster pump station.

a. **Disadvantaged Business Enterprise (DBE) Share Goals**  
 This contract is subject to the Environmental Protection Agency's (EPA) fair share policy which includes EPA approved fair share goals for Minority Business Enterprise (MBE) and Woman Business Enterprise (WBE) firms in the Construction, Supplies, Equipment, and Services procurement categories. EPA's policy requires that applicants and prime contractors make a good faith effort to award a fair share of contracts, subcontracts, and procurements to MBE and WBE firms. Although EPA's policy does not mandate that the fair share goals be achieved, it does require applicants and prime contractors to demonstrate use of the six affirmative steps. The current fair share goals for the State of Texas are as follows:

Category	MBE	WBE
Construction	12.54%	5.72%
Equipment	7.12%	5.91%
Supplies	3.68%	5.84%
Services	10.34%	6.72%

b. **American Iron and Steel**  
 Statutory requirements commonly known as "American Iron and Steel" (AIS) that are associated with funding for the project require that all of the "iron and steel products" permanently incorporated into the project be produced in the United States including iron and steel products provided by the contractor. In regard to the AIS requirement, EPA has defined "iron and steel products" as the following products made primarily (80% or greater) of iron and steel: pipe or welded pipes and fittings, manhole covers, and other municipal castings, hydrants, tanks, flanges, pipe clamps and restraints, valves, structural steel, reinforced precast concrete, and construction materials.

c. **Equal Employment and Opportunity**  
 All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap, or national origin. Bidders on this work will be required to comply with the President's Executive Order No. 11246, as amended by Executive Order 11375, and as supplemented in Department of Labor regulations 41 CFR Part 60.

d. **Davis-Bacon Wage Requirements**  
 Compliance with Davis-Bacon and related acts requirements apply to this project.

**IN CASE OF AMBIGUITY** or lack of clearness stating the price in the bids, the East Rio Hondo Water Supply Corporation reserves the right to consider the most advantageous Bid thereof, or to reject bids. ERHWS-C reserves the right to reject any or all bids, waive any or all informalities, and to award the contract to the bidder or bidders who offers the proposal to the best interest of same.

**CONTRACTORS** are cautioned that qualified bids will be subject to rejections.  
 Mr. Brian E. Macmanus, PE,  
 General Manager  
 East Rio Hondo Water Supply Corporation  
 208 Industrial Parkway  
 Rio Hondo, Texas 79808

# **CITIZEN PARTICIPATION PLAN FOR THE CITY OF HARLINGEN**

## **INTRODUCTION**

The City of Harlingen is required by law (24 CFR Part 91.105) to have a detailed Citizen Participation Plan (CPP) which contains the City's policies and procedures for public involvement in the Consolidated Plan process and the use of Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with Aids (HOPWA) money. This Citizen Participation Plan must be available to the public.

## **ENCOURAGING PUBLIC PARTICIPATION**

The law requires that our Citizen participation Plan both provide for and encourage public participation, emphasizing involvement by low and moderate income people-especially those living in low and moderate income neighborhoods. Also, the U.S. Department of Housing and Urban Development (HUD) expects Harlingen to take whatever actions are appropriate to encourage participation of minorities, people who do not speak English, and people with disabilities. Summaries of basic information about CDBG and HOME and the Consolidated Planning process are to be made available in English and Spanish. Persons requiring materials in another language should contact the Community Development Staff at (956) 427-8735, 502 E. Tyler, Harlingen, TX 78550.

## **THE ROLE OF LOW INCOME PEOPLE**

The law declares that the primary purpose of the programs covered by this Citizen Participation Plan is to improve communities by providing: decent housing, a suitable living environment, and growing economic opportunities-all principally for low and moderate income people.

The amount of federal CDBG money Harlingen receives each year is mostly based upon the severity of both poverty and substandard housing conditions in Harlingen therefore, it is necessary that public participation genuinely involve low income residents who experience these conditions. Genuine involvement by low income people must take place at all stages of the process, including:

- Identifying needs.

- Setting priorities among these needs, deciding how much money should be allocated to each high-priority need, and suggesting the types of programs to meet high-priority needs.
- Overseeing the way in which programs are carried out.

### **THE VARIOUS STAGES OF THE CONSOLIDATED PLAN PROCESS**

The policies and procedures in this Citizen Participation Plan relate to several stages of action mentioned in law or regulation. In general, these stages or events include:

1. Identification of housing and community development needs.
2. Preparation of a draft use of funds for the upcoming year, called the proposed Annual Action Plan. Sometimes there might also be the development of a proposed new Five-year Strategic Plan.
3. Formal approval by elected officials of a final Annual Action Plan or Five-Year Strategic Plan.
4. On occasion during the year, it might be necessary to change the use of the money already budgeted in an Annual Action Plan, or to change the priorities established in the Five-year Strategic Plan. In that case, a formal Substantial Amendment will be proposed, considered, and acted upon.
5. After a “program year” is complete, an Annual Performance Report must be drafted for public review and comment and then submitted to HUD.

### **THE PROGRAM YEAR**

The “program year” chosen by Harlingen is October 1 through September 30.

### **PUBLIC NOTICE**

#### **Items Covered by the Public Notice Requirement**

There shall be advance public notice once a federally required document is available, such as the Proposed Annual Action Plan or Five-Year Consolidated Plan, any proposed Substantial Amendment to the Action Plan or Consolidated Plan, and the Annual Performance Report.

In addition, there shall be advance public notice of all public hearings and all public meetings such as Community Development Advisory Board (CDAB) meetings relating to the funds or planning process covered by this Citizen Participation Plan.

## **“Adequate” Public Notice**

Adequate advance notice is “timely”; it is given with enough lead time for the public to take informed action. The amount of lead time can vary, depending on the event. Specific amounts of time are given for different events later in this Citizen Participation Plan. The content of notices will give residents a clear understanding of the event being announced.

## **FORMS OF PUBLIC NOTICE**

1. Public notices will be published in a paper of general circulation such as the Valley Morning Star. However, in order to reach the majority of the City’s population, specifically the low to moderate income population, the City may opt to advertise in the Bargain Book.
2. Notices will be sent to any person or organization requesting to be on a mailing list.
3. Notice may also be sent to neighborhood organizations, public housing authority developments, radio and television media, and other persons or groups as deemed appropriate by the Community Development Department.

## **PUBLIC ACCESS TO INFORMATION**

As required by law, Harlingen will provide the public with reasonable and timely access to information and records relating to the date or content of the Consolidated Plan, as well as the proposed, actual, and past use of funds covered by this Citizen Participation Plan. Regarding the past use of funds, the law requires reasonable public access to records about any uses of these funds during the previous five years.

Also, as required by law, Harlingen will provide the public with reasonable and timely access to local meetings relating to the proposed or actual use of funds (such as Community Development Advisory Board meetings, City Commission meetings, etc).

## **Standard Documents**

Standard documents include:

- The proposed and final Annual Action Plan.
- The proposed and final Five-year Strategic (the “Consolidated Plan”).
- Proposed and final Substantial Amendments to either an Annual Action plan or the Five-Year Strategic Plan.
- Annual Performance Reports. (APR/CAPER)
- The Citizens Participation Plan.

## **AVAILABILITY OF STANDARD DOCUMENTS**

In the spirit of encouraging public participation, copies of standard documents will be made available for office review. Summaries of standard documents will be provided to the public at no cost. These materials will be made available in a form accessible to persons with disabilities and to persons who do not speak English, whenever requested.

## **PLACES WHERE STANDARD DOCUMENTS ARE AVAILABLE**

Standard documents will be available at the office of the Community Development Department located at 502 E. Tyler, Harlingen, TX and the office of the City Secretary located at 118 E. Tyler, Harlingen, TX .

## **PUBLIC HEARINGS**

Public hearings are required by law in order to obtain the public's views and to provide the public with the City's responses to public questions and proposals.

The law requires public hearings at all stages of the process, including at least a hearing about community needs, a public hearing to review proposed uses of funds, and a public hearing to assess how funds were spent during the previous year. (More about these specific hearings is in the section of this Citizen Participation Plan relating to each of the "stages")

### **Access To Public Hearings**

Public hearings will be held only after there has been adequate notice as described in the Public Notice part of this Citizen Participation Plan, including an advertisement in the Valley Morning Star or Bargain Book not less than five (5) days prior to the public hearing.

Whenever possible, public hearings will be held at or after 6:00 p.m., a time convenient to most people who might benefit from the use of funds.

Public hearings will be held at places accessible, convenient and not intimidating to most people who might benefit from the use of funds. Locations may include the public library, Lon C. Hill Building Conference Room, Townhall, Public Housing Authority Developments, Schools, and other appropriate locations.

### **Public Hearings and Populations with Unique Needs**

All Public Hearings will be held at locations accessible to people with disabilities, and provisions will be made for people with disabilities when requests are made at least three (3) working days prior to a meeting.

Translators will be provided for people who do not speak English when requests are made at least three (3) working days prior to a meeting. These services shall be provided at no charge to the public.

### **The Conduct of Public Hearings**

To ensure that public hearings are meaningful to residents, each resident choosing to speak will be allowed five minutes to make a verbal presentation.

## **THE STAGES IN THE PROCESS**

### **A. Identifying Needs**

Housing and community development needs of low and moderate income people are so great and so diverse therefore, priorities must be set in order to decide which needs should get more attention and more resources than other needs. This is the basic reason the Consolidated Plan exists.

The laws and regulations require at least one (1) public hearing each year to obtain residents' opinions about needs, and what priority those needs have. If time permits, public hearings will be held in different neighborhoods to determine the specific needs and priorities identified by low and moderate income people. At a minimum, two (2) public hearing will be held in order to allow citizen to actively participate in the community development process.

Public hearings about needs will be completed 30 days before a draft Annual Action Plan/Five Year Strategy is published for comment, so that the needs identified can be considered by the City and addressed in the draft Annual Action Plan/Five-Year Strategy.

### **B. The "Proposed" Annual Action Plan (and/or Five-Year Strategy)**

The law providing the funds covered by this Citizen Participation Plan calls for improved accountability of jurisdictions to the public. In that spirit and in compliance with the terms of the law, Harlingen will use the following procedures.

### **General Information**

At the beginning of this stage, the City of Harlingen will provide the public with an estimate of the amount of CDBG, HOME, ESG, and HOPWA funds it expects to receive in the upcoming year, along with a description of the range of types of activities that can be funded with these resources. Also, the public will be given an estimate of the amount of these funds that will be used in ways that will benefit low and moderate income people.

The plans of the City of Harlingen to minimize the extent to which low and moderate income people will have to leave their homes as a result of the use of these federal dollars (called "displacement") will also be available at this time. This "anti-displacement plan" will also describe how Harlingen will compensate people who are actually displaced as a result of the use of these funds, specifying the type and amount of compensation.

### **Technical Assistance**

City staff will work with organizations and individuals representative of low and moderate income people who are interested in submitting an application to obtain funding for an activity. All potential applicants for funding are encouraged to contact City staff for technical assistance before completing an application/proposal for funding.

### **Availability of a Proposed Annual Action Plan/Five Year Strategy**

Copies of the proposed Annual Action Plan/Five Year Strategy will be made available to the public free of charge and without delay. In addition, copies will be available for viewing at the locations specified above in the section, "Public Access to Information."

So that low and moderate income people can determine the degree to which they might be affected, they will be provided with a summary of the Proposed Annual Action Plan/Five Year Strategy at least 30 days prior to the date a final Annual Plan/Five Year Strategy is approved by the Harlingen City Commission. Information available will consist of: HUD-required sections, the HUD-required Priorities Table, and a written description of all proposed uses of CDBG, HOME, ESG, AND HOPWA. At a minimum, this description shall include the type of activity, its location and the amount of federal money to be allocated to it.

This requirement may be satisfied by distributing summaries of the Annual Action Plan/Five Year Strategy, along with information as to where complete copies may be reviewed.

### **Public Hearing and Further Action**

A public hearing about the Proposed Annual Action Plan/Five Year Strategy will be conducted by the Mayor and City Commission at least 30 days before the Plan becomes final thereby allowing for further public comments.

In preparing a Final Annual Action Plan, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or

submitted in writing during the review and comment period. The Final Annual Action Plan/Five Year Strategy will have a section that presents all comments and explains why any comments were not accepted.

### **C. The “Final” Annual Action Plan (and/or Five-Year Strategy)**

Copies of the Final Annual Action Plan/Five Year Strategy and summary of it will be made available to the public free of charge and within three (3) working days of a request. In addition, copies will be available at the locations specified above in the section, “Public Access to Information.”

### **D. “Amendments” to the Annual Action Plan (and/or Five-Year Strategy)**

The Final Annual Action Plan/Five Year Strategy will be amended any time there is:

1. a change in one of the Priorities presented on the HUD-required Priority Table;
2. creation or deletion of activity;
3. a change in the purpose, location, scope, or beneficiaries of an activity (described more fully later).

Public notification requirements will be followed for substantial amendments to the Annual Action Plan/Five-Year Strategy.

#### **“Substantial” Amendments**

The following will be considered “substantial” amendments:

1. A change in the use of CDBG money from one activity to another of \$ 50,000.00 or more.
2. A change in the use of HOME money from one activity to another of \$ 50,000.00 or more.
3. The addition of an activity not originally described in the Annual Action Plan.
4. Elimination of an activity originally included in the Annual Action Plan
5. A change in the purpose of an activity (such as changing a construction project from residential to commercial).
6. A significant change in the location of an activity.
7. A decrease of 20% or more in the number of low and moderate income beneficiaries.

## **Public Notice and Public Hearing for Substantial Amendments**

There must be reasonable notice of a proposed Substantial Amendment so that residents will have an opportunity to review and comment on it. Notice will be made according to the procedures described earlier in the Citizen Participation Plan, with the addition of the following procedures specifically for Substantial Amendments:

1. A detailed written description of the proposed Substantial Amendment will be made available to the public at no cost within three (3) working days of a request for same. Copies will also be available at the locations indicated earlier in this Citizen Participation Plan under "Public Access to Information."
2. There will be a public hearing before the Community Development Advisory Board (CDAB) regarding the proposed Substantial Amendment, followed by a public hearing before the City Commission. The public hearing before the City Commission will not take place until such time that the public has had 30 days to review the proposed Substantial Amendment.
3. In preparing a Final Substantial Amendment, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The Final Substantial Amendment will have a section that presents all comments and explains why any comments were not accepted.
4. The amendment will be forwarded to HUD upon final approval by the City Commission.

## **E. The Annual Performance Report**

Every year, Harlingen must send into HUD an Annual Performance Report within 90 days of the close of the program year. In general, the Annual Performance Report must describe how funds were actually used and the extent to which these funds were used for activities to benefit low and moderate income people.

## **Public Notice and Public Hearing for Annual Performance Report**

There must be reasonable notice that an Annual Performance Report is available so that residents will have an opportunity to review it and comment on it. Notice will be made according to the procedures described earlier in this Citizen Participation Plan, with the addition of the following procedures specifically for Annual Performance Report:

1. A period of no less than fifteen (15) days, to receive comments on the Annual Performance Report will be provided to the public.

2. A summary of the Annual Performance Report will be made available to the public at no cost within three (3) written days of the request. Copies and/or summaries will be available at the locations indicated earlier in this Citizen Participation Plan.
3. There will be a public hearing regarding the Annual Performance Report.
4. In preparing an Annual Performance Report for submission to HUD, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing. The Annual Performance Report sent to HUD will have a section that presents all comments and explains why any comments were not accepted.

**Contents of the Annual Performance Report**

The Annual Performance Report presented to the public will have an accounting for each activity during the program year for which the report is applicable. For each activity the details presented will include, but not be limited to:

1. Activity Number for the Action Plan.
2. Name of the Activity plus its HUD “Activity Title” with regulation reference.
3. A description of the activity that is in enough detail for the public to have a clear understanding of the nature of the activity.
4. The name of the entity carrying out the activity.
5. The location of the activity.
  - a. Generally, this will be a street address or some other information showing specifically where the activity was (or is) being carried out.
  - b. For public facility activities such as street reconstruction not located at a specific street address, the beginning and ending points of the activity will be indicated.
  - c. For activities claiming to meet the “areawide benefit test,” the location will also include the census tracts and/or block groups making up the service area of the activity. Also, the percentage of low/moderate income persons in the service area will be indicated.
  - d. For multi-family housing activities, the address of each building and the number of units in the building both before and after assistance will be given.
6. The description of economic development activities will include the amount of the loan, the interest rate, and the length of the loan. It will also indicate the number of permanent, full-time jobs to be created or retained, with the number of such jobs to be held by or available to low/moderate income people. The same information will be provided for part-time jobs.
7. “Float Loan Funded” activities and “Section 108 Loan Guaranteed” activities should be clearly identified as such.

8. The date the activity was initially funded.
9. The “national objective” the activity claims to meet.
10. The status of an activity, such as whether it is completed, underway, or cancelled.
11. The amount of CPD dollars “budgeted” and the amount “spent”. The amount “spent” shall be given for the year, and separately for the life of the activity to date.
12. For public service activities, the amount of money that meets HUD’s definition of “unliquidated obligation” will be reported.
13. If “program Income” dollars and/or “revolving loan fund” dollars are being used for an activity, this will be indicated.
14. The accomplishments for the activity will be a description of what was actually done, including numerical measures when appropriate, such as number of units of housing rehabilitated and number of individuals or households served.
15. For activities that provide a direct benefit to individuals or households, the report will show: the number of individuals or households served; the number which were “moderate” income; the number which were “low” income; and, the number which were White, Black, Latin, or Asian.

## **COMPLAINT PROCEDURES**

Written complaints from the public will receive a meaningful, written reply within fifteen (15) working days. Copies of the complaints and responses will be forwarded to HUD.

## **CHANGING THE CITIZEN PARTICIPATION PLAN**

This Citizen Participation Plan can be changed only after the public has been notified of an intent to modify it, and only after the public has had reasonable chance to review and comment on proposed substantial changes to it.

## **THE COMMUNITY DEVELOPMENT ADVISORY BOARD**

Harlingen has created a Community Development Advisory Board (CDAB) in the spirit of the law, which calls for increased accountability to the public, as well as the encouragement of active participation by low and moderate income people.

The CDAB is a fifteen (15) member body that contributes to public participation by helping to: identify housing and community development needs; establish priorities relating to those needs; propose activities and projects to address high-priority needs; and, suggest the amount of federal, state, and local monies to be allocated to those activities.

Harlingen has formulated a plan for achieving maximum participation from its citizens.

The City has been divided into four (4) quadrants. Each quadrant will be represented by three (3) CDAB members with three (3) additional members-at-large. The term of office for each CDAB member shall correspond with that of the respective Mayor, or City Commissioner who made the appointment.

The CDAB will select one (1) member to serve as the Community Development Advisory Board Chairman. A quorum will be any 8 members present.

All CDAB public hearings are open to the public and are advertised as described above in the "Public Notice" section of this Citizen Participation Plan.

The CDAB, as an advisory board, will recommend eligible projects to the Mayor and City Commission on the allocation of all CDBG, HOME, ESG, and HOPWA funds, including "program income" associated with these, monies left unspent and unobligated from the previous program year, and any additional (not previously anticipated) federal fund allotments. In no event shall CDBG, HOME, ESG, or HOPWA funds be allocated without review by the CDAB as the forum to obtain citizen participation. Final approval shall rest solely with the City Commission.

## **GLOSSARY – DEFINITION OF TERMS**

**AP – Action Plan** (same as AAP)

**AAP – Annual Action Plan** (same as AP)

**APR – Annual Performance Report** (same as CAPER)

**CAPER – Consolidated Annual Performance and Evaluation Report** (same as APR)

**CPP – Citizen Participation Plan**

**CDAB – Community Development Advisory Board**

**CDBG – Community Development Block Grant**

**HOME – Home Investment Partnerships Program**

**HOPWA – Housing Opportunities for Persons with Aids**

**ESG – Emergency Shelter Grant Program**

**HUD – Housing and Urban Development**

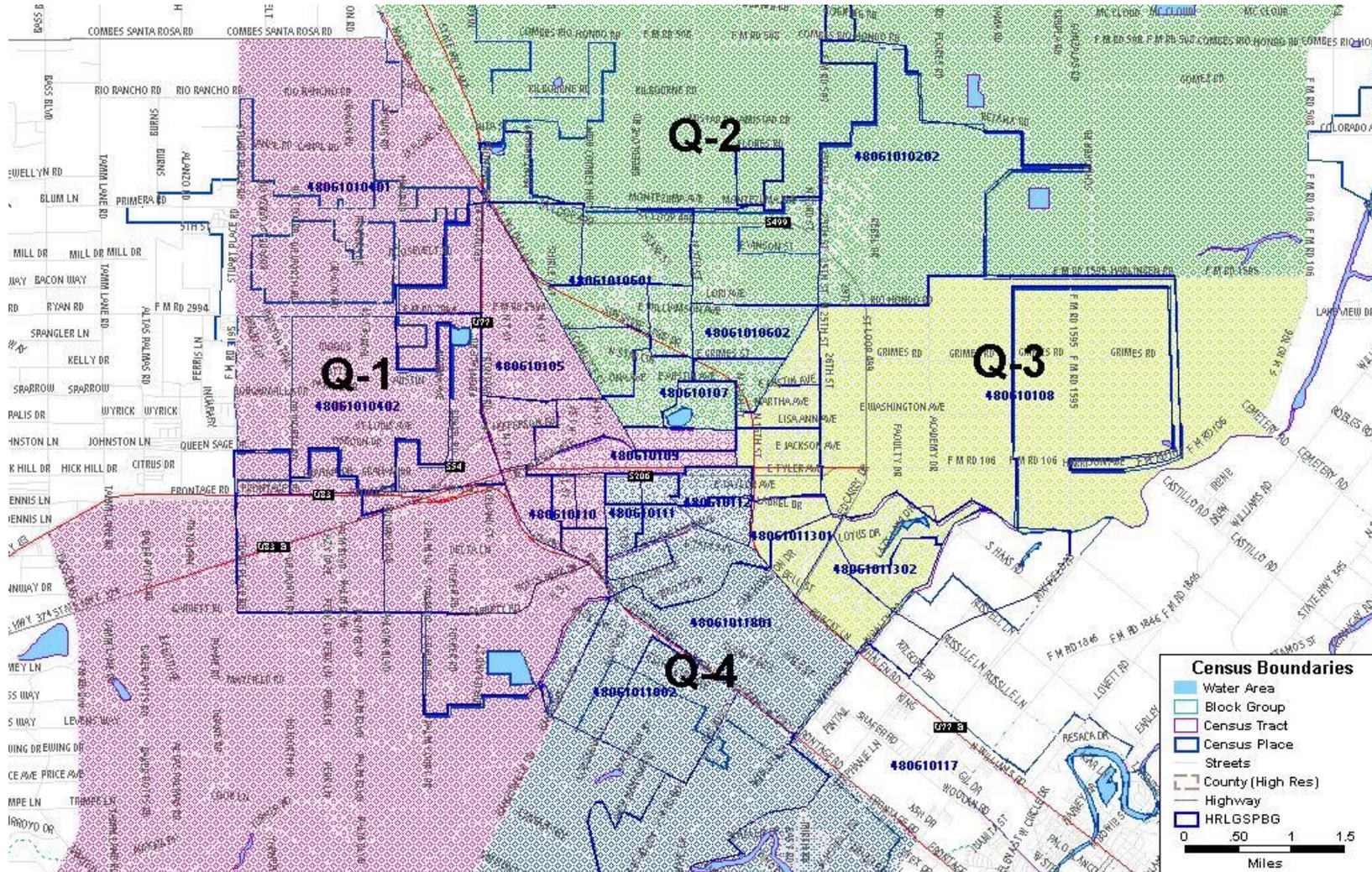
## **PROGRAM AMENDMENT POLICY**

It shall be the policy of the Community Development Department to provide all pertinent data related to a proposed budget amendment/adjustment to the Community Development Advisory Board (CDAB). The Community Development Staff will gather and prepare the proposed revisions for review by the CDAB. CDAB will evaluate and recommend approval of all budget adjustments.

Citizen Participation Plan:

For City Commission approval: January 19, 2000

# CDAB QUADRANT MAP



# LOW/MODERATE INCOME BLOCK GROUPS

