



**CITY OF PHARR
GRANTS MANAGEMENT & COMMUNITY
DEVELOPMENT DEPARTMENT**

DRAFT 2022-2023

**Consolidated Annual Performance and
Evaluation Report (CAPER)
For Public Review and Comment Between
December 6, 2023 and December 27, 2023**

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Annual Performance & Evaluation Report (CAPER) presents the progress in carrying out projects and activities pursuant to the City of Pharr's 2022 Program Year (PY) Annual Action Plan for the Community Development Block Grant (CDBG) allocation received from the U.S. Department of Housing and Urban Development (HUD). CDBG funds must meet the national objective of principally benefit to low- and moderate- income (LMI) persons; – Aid in the prevention or elimination of slums or blight; and – Meet a need having a particular urgency (referred to as urgent need). The city followed its Citizens Participation Process (CPP) to fund activities it determined to be of high priority to the Pharr residents. The CPP allows for the citizens to participate in the decision-making of awarding HUD funds to agencies that submit request for proposals to the city. The agencies propose to use HUD funds on essential services that meet the community development needs and demands of the citizens. The CPP also allows the participation of the citizens in planning out and awarding the CDBG annual allocation budget.

In summary, the following CDBG categories were addressed with the PY 2022 CDBG funds: Housing - Rehabilitation of Single-family Residential Units; Public Services - Essential services for CDBG-eligible individuals and families including services for the elderly, advocacy for abused and neglected children, food pantry, literacy, as well as transportation, health services and subsistence payments. All CDBG-funded activities are deemed "High" priorities and benefit the low-moderate-income individuals of Pharr. No economic development activities were undertaken using HUD resources.

The city was not able to meet its housing goals do to restructuring of the policies and guideline to further assist the residents of the City of Pharr.

CDBG-funded activities must meet one of the three national objectives/goals that serve as the overall framework of the 4 year Consolidated Plan & Strategy. The goals are (1) to provide decent housing, (2) create a suitable living environment and (3) expand economic opportunities, to principally benefit extremely low, and moderate income individuals and families. All the PY 2022 projects met one of the national objectives.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
G-AD: Program Administration	Program Administration	CDBG: \$	Other	Other	0	0				
G-AH1: Rehabilitation of existing units	Affordable Housing	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
G-AH1: Rehabilitation of existing units	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0		4	1	25.00%
G-AH1: Rehabilitation of existing units	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	24	4	16.67%			
G-AH2: Demolition of Blighted Structures	Affordable Housing	CDBG: \$	Buildings Demolished	Buildings	40	0	0.00%			

G-CD1: Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	14643	73.22%			
G-CD2: Public Improvements and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	0	0.00%	1	0	0.00%
G-CD2: Public Improvements and Infrastructure	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	77474		0	77474	
G-CD3: Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	34372	85.93%	20000	272	1.36%
G-CD3: Public Services	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0				
G-CD3: Public Services	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
G-CD3: Public Services	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	1				

G-CD4: Economic Development: Businesses	Non-Housing Community Development		Facade treatment/business building rehabilitation	Business	6	0	0.00%			
G-CD4: Economic Development: Businesses	Non-Housing Community Development		Businesses assisted	Businesses Assisted	0	0				
G-CD4: Economic Development: Jobs	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	0	0				
G-HM1: Prevention	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	16	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Pharr identified the following 7 priorities for targeting resources received from HUD:

1. To preserve and rehabilitate existing single-family housing for owner occupied households.

*There was a reconstruction of a home done during the 2021 funding year, and an additional two (2) homes pending in the pipeline. These

applicants did complete their eligibility process and underwriting for 2020-2021 Funding Year.

*The reconstruction of homes differs from the rehabilitation process, it is a much lengthier qualifying process.

2. Homeless Prevention.

* Through the City of Pharr's referral system, rental and mortgage assistance we have been able to prevent Pharr families from being evicted and becoming homeless.

3. To preserve, provide and improve social services for residents with special needs, particularly the elderly, the physically disabled, victims of domestic violence.

* Amigos Del Valley, LRGVDC-Area Agency on Aging and Silver Ribbon provided elderly with prepared nutritious meals, medical necessities, and utility assistance between all three agencies.

* Children's Advocacy Center and CASA of Hidalgo, Inc assisted victims of domestic violence (child abuse)

4. Food Pantry Assistance.

* The RGV Rood Bank distributed food to Pharr residents who have limited income for purchasing food. Up to 100 families benefitted from this activity

5. Transportation Services

*The Valley Metro Transit System provided public transportation to Pharr residents.

* The transportation service helps to expand business development and work opportunities .

6. Health Services.

* Su Casa de Esperanza's Early Childhood Development Program provided prenatal nutritional education, growth and development lessons to

mothers with infants and toddlers.

7. Demolition Program.

*CDBG funds were used to fund a Waste Management bin for the clearance and removal of demotion products (rubble) and other debris through the city's Voluntary Demolition Program. The program targets Pharr residents who own abandoned and dilapidated structures as well as those that suffered tragedies to their homes that pose a health and safety issue. Although 1 structure was assisted with CDBG funds we anticipate more residents will be assisted now that the department is fully staffed. The staff turnover we incurred in the past year made it nearly impossible to accomplish the overall progress of the projects that the city anticipated to complete.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	22,286
Black or African American	7
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	22,893
Hispanic	22,286
Not Hispanic	2

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The city has been an Entitlement Community of the Community Development Block Grant (CDBG) program since 1978. The city is privileged to be a recipient of CDBG federal funds with the governing body awarding these monies to benefit the Pharr resident's community development needs.

CDBG funds benefited a total of 26,197 Pharr residents during the 2022 program year of which 93% were low to- moderate-income individuals. The City of Pharr did not allocate funds geographically; however, the Limited Clientele activities are limited to areas of the City in which the preponderance (at least 51%) of persons are of low and moderate income. Further, the majority of the non-profit organizations operate from low income Census Tracts or have satellite offices within these eligible areas.

The American Community Survey (ACS) has the following Race and Hispanic Origin data available as of July, 2020 for the City of Pharr, Hidalgo County, Texas

The racial makeup of the city was 79.46% White, 0.24% African American, 0.72% Native American,

0.23% Asian, 0.03% Pacific Islander, 17.29% from other races, and 2.04% from two or more races. 93.2%

of the population were Hispanic or Latino of any race.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,128,634	550,000

Table 3 - Resources Made Available

Narrative

The City of Pharr's PR07 Report, Vouchers Submitted to the Line of Credit Control System identifies

\$550,000 was expended from October 1,2022 through September 30, 2023

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Pharr's CDBG program year 2022 met the following HUD federal requirements

*11.56% of the CDBG funds were spent on public service activities, thus complying with the 15% cap for public service activities

*39.21% of the CDBG funds were spend on the program administration activity, thus complying with 20% cap for planning and administration

* The city was awarded \$665,558 in CARES Act Round 1 (CDBG-CV1) and 585,145. CDBG CV-3 grant funding. The city spent a total 86% of the funds in CDBG-CV1 and CV-3 funds during this reporting period

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The U. S. Department of Housing and Urban Development (HUD) CDBG entitlement allocation does not need to comply with matching requirements to satisfy the program guidelines. Additionally, no publicly owned land or property located within the jurisdiction was used to address the needs identified in the plan. The CDBG program works as a leveraging mechanism for the Subrecipients of CDBG funds. The federal funds are meant to supplement the CDBG agencies' social services in order to expand the services that may not have been accessible to the Pharr residents if it were not for the federal monies. The City of Pharr commends the stakeholders of CDBG funds for their community development efforts in our community.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	4	1
Number of Special-Needs households to be provided affordable housing units	0	0
Total	4	1

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	10	0
Number of households supported through The Production of New Units	2	1
Number of households supported through Rehab of Existing Units	2	1
Number of households supported through Acquisition of Existing Units	0	0
Total	14	2

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The city did not meet its goal with the Owner-Occupied Rehabilitation and Reconstruction Program (OORRP). The city obligated 13% of its 2022 Entitlement award to the housing program to improve its housing stock. Improvements and sustainability to the housing stock is important to Pharr families and

to the city. Unfortunately, the underwriting criteria that qualifies the applicants to receive the federal grant assistance hindered the program's goal reaching efforts as well as staffing issues withing the CDBG Department. The OORRP has a total of nine (9) home owners in the pipeline pending underwriting eligibility that will be assisted within the upcoming program year. These households currently in the pipeline were from different funding years as well as current funding years. Program administration by former staff also hindered the program from expending the funds due to reporting that was not done accurately. We are currently working on getting the necessary documentation in order to proceed with the activities set forth in our Consolidated Plan.

Discuss how these outcomes will impact future annual action plans.

The city will continue to be proactive and maintain a close communication with Affordable Homes of South Texas, Inc. (AHSTI), the housing administrator of the Owner-Occupied Rehabilitation and Reconstruction Program (OORRP). ASHTI has also committed to being more assertive with the applicants when it come to them providing required documents and records to AHSTI. Applicants that do not provide requested records in a timely fashion delays the process. City concerns have been expressed with AHSTI when assessing the OORRP's future funding, but the city also acknowledges that each application will be subject to unforeseen obstacles.

These challenges again delay the extensive process for the qualifying homeowner. The city also acknowledges overall systemic delays due to an overwhelming underserved demographic population and their socioeconomic status. The city met with AHSTI after the program year 2022 to discuss the lack of meeting the city's goals, therefore determining again that low production of housing is a systematic regional subject. It must be acknowledged that other regional housing entities and housing programs are faced with a similar issue and is apparent across the board.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	1	0
Moderate-income	0	0

Total	1	0
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Table 7 – Number of Households Served

Narrative Information

The number of Households Served Table reflects the breakdown by income of the number of Pharr households assisted with eligible 2022 CDBG funds. These are families that were directly assisted by the

City of Pharr. The number of Households Served Table reflects the breakdown by extremely low, low and moderate income of the number of Pharr households assisted with eligible 2022 CDBG funds. These are families that were directly assisted by the City of Pharr. Additionally, the City of Pharr partners up with the Pharr Housing Authority to assist families with affordable housing as well as with the General Land Office and their efforts to assist families who were affected by severe weather storms that caused damage to their homes. The City of Pharr has also continued to use their referral system to assist people that are

temporarily displaced or are homeless by referring them to agencies such as Salvation Army and

Catholic Charities.

The City of Pharr addressed the “worst-case housing needs” through the Community Housing Development Organization Program (CHDO). By announcing funding availability we allow local nonprofits

to submit project proposals that include the development of single-family homes. During the pandemic, CV funds were made available to assist not only those families that needed repairs to their home but also those that were behind on mortgage and rental payments. Fortunately, the City was successful in continued partnerships with local CHDO’s that develop single-family homes with the intent of homeownership for low to moderate income families and rental and mortgage assistance.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The city recognizes that unsheltered homeless individuals represent the hardest cases to address and assist. The city does not obligate any CDBG funds directly to any homeless activity, but in talking to CDBG-funded Subrecipients that network amongst one another, most unsheltered homeless individuals will tend to seek assistance from the Salvation Army. Staff at the Salvation Army maintain a working relationship with staff at South Texas Behavioral Health Center in their efforts to address some of the clients' concerns. With the City of Pharr referral system, the Salvation Army was able to provide housing support services and temporary emergency shelter to homeless individuals and families, and those individuals and families threatened with homelessness. The 2022 program year also saw a continuing influx of undocumented immigrants traveling through the area. There is also a bigger number of individuals panhandling. Catholic Charities of the RGV has maintained a presence with the City of Pharr in an effort to process these individuals and address any immediate medical concerns. Catholic Charities of the RGV has never submitted an application with the city requesting CDBG funds, but the city refers Pharr residents who call seeking emergency shelter to their shelter program.

Addressing the emergency shelter and transitional housing needs of homeless persons

Pharr does not have CDBG funds to provide emergency shelter or transitional housing needs to homeless persons. Women Together Foundation, Inc. (a.k.a. Mujeres Unidas) operates an emergency shelter and transitional housing complex for victims of domestic violence. The city has funded Mujeres Unidas in past action plan years, but the agency has not applied for CDBG funding since 2015. The city did receive a Request for Proposal application from Mujeres Unidas this year; the city will consider funding them with the upcoming allocations if the opportunity presents itself. It should be noted that Mujeres Unidas receives ESG funds from the Hidalgo County - Urban County Program in order to assist with costs associated with the shelters and/or expenses to relieve the needs of homeless persons.

A transitional housing complex is still needed for the general population; however, with limited resources, homeless service providers have not actively sought funding for the construction of a transitional housing facility. An alternative may come from agencies that can provide rapid rehousing in lieu of a traditional transitional housing facility.

The Homeless Coalition's Continuum of Care approach is necessary to develop more effective strategies to address homelessness. The Salvation Army in McAllen and Loaves and Fishes in Harlingen are two other primary sources of emergency shelter and supportive services in South Texas for the homeless

population in Pharr to tap into for assistance.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Pharr does not have CDBG funds to provide funding towards those threatened with homelessness but through its efforts in referral system the County of Hidalgo does assist Pharr families with their rent, helping and preventing them from becoming homeless.

Chronically homeless individuals still represent the most difficult cases for which permanent housing is realized. Without a transitional housing facility for the general population, it is very uncommon for chronically homeless persons to obtain and maintain stable housing. In contrast, families with veterans and children are more likely to maintain housing. Additional resources exist for these groups, either through McKinney Vento funds or through Veterans Affairs benefits/VASH vouchers. The Homeless Management Information System (HMIS) is a great tool in addressing the needs of homeless individuals and families or precariously housed persons. The HMIS allows users to monitor the number and length of times assistance was provided by the various homeless providers as well as review case notes regarding mainstream benefits, goals or other concerns. The city encourages the use of HMIS whenever possible and whenever subrecipients have access to it while providing homeless prevention services.

The city does have a Discharge Policy in place during this 2022 CAPER period to address Pharr residents who have been discharged from publicly funded institutions and systems of care. The city was not referred to any individual who have been released from any institution during the 2022 program year. The city will get more involved in homeless agendas via the Texas Homeless Network's virtual meetings and discussion sessions during the upcoming 2023 program year to ensure a commitment that all persons released from publicly funded institutions or systems of care are not released into homelessness. The city also worked with area agencies, when applicable, to provide mechanisms to link homeless persons with as many mainstream resources as possible prior to their discharge.

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 does not obligate CDBG funds or any other funding sources to any homeless population or subpopulation. However, the city recognizes the seriousness of the problems and will continue to expand efforts on addressing the homeless agenda as funds permit. Victims of domestic violence who utilize the transitional housing complex are one of the most likely groups of formerly homeless individuals who are able to obtain and maintain permanent housing. Many of these transitional housing residents use the services provided by Affordable Housing of South Texas, Inc. to purchase their own homes. As a repeat to the 2018 CAPER narrative, the 2009 American Recovery and Reinvestment Act put into place the use of the Homeless Management Information System (HMIS) which allows agencies who have the system to track not only when the families utilize homeless services but also enter case notes to assist households obtain mainstream services and address any potential relapses into homelessness. Additionally, the city, in conjunction with the other entitlement communities in the Rio Grande Valley, developed a discharge policy plan in 2015. It is a method to inform publicly funded institutions of services so that persons are not discharged into homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Pharr Housing Authority is a low rent federally funded program that assists low income families with rental assistance. The units are owned by the Pharr Housing Authority.

The Pharr Housing Authority created opportunities to increase the availability of affordable, sustainable housing for families in the low, very low, and extremely low income families and improve our resources for administering of the programs.

1. Objective: Apply for all grants that the PHA can qualify for.
2. Objective: Apply for Housing Tax Credits and financing and other Grants that may be available to develop affordable housing to meet the needs in the City of Pharr.
3. Objective: Evaluate PHA developments to determine redevelopment initiatives, including not limited to possible demolition/disposition and redevelopment as mixed finance developments, and replace all units lost on a one-for-one basis.
4. Objective: Evaluate vacant land owned by PHA remaining after demolition of PHA developments for possible sale or affordable housing development. In addition, evaluate and consider the Administration building for possible sale. Any sales proceeds will be used for additional affordable housing and to produce additional resources for the administration of the PHA programs.

The City of Pharr did not provide CDBG funds during program year 2022-2023 to the Pharr Housing Authority.

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

The staff of the Pharr Housing Authority was able to successfully link service providers with residents during the 2021 program year. Pharr residents were able to begin the path to homeownership using Section 8 vouchers. In addition, Pharr Housing Authority administered two (2) HUD grants that promoted self-sufficiency, homeownership and economic independence entitled Resident Opportunity for Self Sufficiency (ROSS) and Family Self Sufficiency (FSS).

Actions taken to provide assistance to troubled PHAs

Non-applicable. The Pharr Housing Authority is not a troubled agency as defined by HUD.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

As it has been for the last few years, factors that are barriers to affordable housing include land costs, construction costs, financing costs and the availability of land.

An analysis of housing during the development of the 2018-2022 Consolidated Plan indicated that households that are cost burden for low-income residents is a concern in Pharr. Actions taken to ameliorate this is by the city supporting the efforts of nonprofit and private developers. The city funds Affordable Housing of South Texas, Inc. (AHSTI) whose rehabilitation/reconstruction assistance works to preserve affordable housing in Pharr. The Pharr Housing Authority also contributes to removing housing barriers by increasing the number of affordable units available and increasing access for housing choice voucher holders to have the opportunity to affordable rental units. Even though the city does not fund Habitat for Humanity, this housing agency works to increase the number of housing units available through construction of new housing in Pharr for qualified households.

The city's Owner-Occupied Rehabilitation and Reconstruction Program (OORRP) works to preserve affordable housing by assisting low-income homeowners in maintaining their home and ensuring the homeowner has safe, stable housing. Due to the increase in foreclosure rates in the last few years, stricter underwriting guidelines implemented by AHSTI kept the city from meeting its goals, but in this 2022 program year will see up to eight (3) qualified applicants currently in the pipeline be assisted.

It was also noted that minorities were disparately impacted by the cost of housing, household incomes not keeping up with the price of housing and additional funding was needed for subsidies to make ownership attainable. From this, the city has decided to support the increased production of affordable housing by working with local developers, use its federal funds for subsidies to make ownership more available, and keep a list of private lenders with affordable financing options. Furthermore, the city will continue to look for new partners in affordable housing development and encourage private section investment by using federal and local funds as leverage.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Meeting the underserved needs has always had its barriers, whether it being cultural, economic or language barriers, general and government funding is never enough to address the underserved. The city worked closely with agencies throughout the program year 2022 to ensure that the awarded CDBG funds would be used in the most effective and prioritized manner. The city tracked the 2022 activities by reviewing monthly submittal of accomplishment reports and comparing the proposed goals with the actual number of beneficiaries served. The monthly review of the agencies performance reports assists

the CDBG staff determine if there are obstacles affecting the ability of the agencies to implement and carry-out the awarded activity. This also assists staff when considering organizations who apply for CDBG funding during the development of the Annual Action Plan.

CDBG staff provided technical assistance and guidance with programmatic requirements associated with meeting HUD's low-to-moderate-income of beneficiaries compliance. The city's administration considers the needs of the underserved residents, especially the elderly and those in poverty levels of income therefore, the city utilized fourteen (11) percent of the allowed fifteen (15) percent public service cap of CDBG funds with this 2022 Action Plan. All of the 2022 CDBG-funded agencies provided essential social and public services that met the community development needs and demands of Pharr residents.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

In recognition of the dangers posed by lead based paint, the city's Owner-Occupied Rehabilitation and Reconstruction Program (OORRP) requires the testing of homes that were constructed prior to January 1, 1978 for the presence of lead. The specific homes tested are those that are under consideration for housing rehabilitation and reconstruction assistance under the CDBG program. The appropriate abatement or interim control methods are employed if lead is found in the home. The city models its Lead Based Paint Policy after the guidance issued by EPA and HUD. This policy is included as part of the Standard Operating Procedures for the housing rehabilitation program in an effort to comply with the Lead Based Paint Requirements - HUD Lead Safe Housing Rule 24 CFR Part 35, Subpart J Rehabilitation Section 35.900. In summary of the policy, the following are the levels of intervention and action: Rehabilitation activities less than \$5,000 - Safe work practices and work site clearance, Rehabilitation activities between \$5,000 and \$25,000 - Risk assessment and interim controls, Rehabilitation activities over \$25,000 - Risk Assessment and abatement.

Any contractor/subcontractor attempting to work on federally funded projects in which lead based paint is a concern is subject to compliance with the regulations. AHSTI has in-house lead-based paint specialists that assure lead-based paint compliance is met with all assisted units.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The city funded public service activities in 2022 up to fourteen (14) percent of the fifteen (15) percent cap allowed by the regulations. The City of Pharr supports the efforts undertaken by Workforce Solution, the contractor for the Jobs Training Partnership Act Programs. This agency currently operates a successful on-the-job training program for both adults and youth. The creation of decent jobs is important to community residents; therefore, the city will continue to support economic development proposals that create jobs for the community.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Pharr's Grants Management and Community Development Department (GMCD) is responsible for oversight of housing and community funds received from the U. S. Department of Housing and Urban Development (HUD). The GMCD has the primary responsibility for all functions associated with the city's One Year Action Plan to HUD, including the development, implementation, monitoring, and reporting of CDBG-funded activities. In this capacity, the GMCD Department provides considerable insight and expertise gathered through daily interactions with individual citizens, community and neighborhood organizations, non-profit housing and public service agencies, and the housing industry. In addition GMCD Department gathers annual data from citizens, neighborhood meetings, and public hearings for which it is responsible for organizing to encourage public participation.

This input is factored into its community development analysis, which establishes priorities for local housing and community development needs. All activities and programs supported by CDBG funds benefit low and moderate Pharr residents. The CDBG program provides the City of Pharr with the opportunity to develop viable communities by funding activities that provide decent housing, a suitable living environment, and by expanding economic opportunities. CDBG funds were awarded to carry out a wide range of community development activities. While federal legislation and regulations have established rules that all federally funded activities must meet, the city has developed its own funding policy and priorities to meet the needs of the community. In addition, the City Commission has appointed an eleven (11) member Community Development Council (CDC) Advisory Board that reviews applications for funding from nonprofit organizations and City departments.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The city funded agencies involved in the delivery of housing and community development activities, including agencies that were consulted with during the development of the 2022 One-Year Action Plan. These included the Pharr Housing Authority (PHA), Affordable Home of South Texas, Inc. (AHSTI) and community organizations whose fields of interest and service include but are not limited to: social services, youth services, elderly services, disability services, abused and neglected children services, health services, homeless services and domestic violence assistance. The strength of the city's CDBG program structure is derived from the variety of public agencies and community organizations in the area that are working diligently toward one common goal: to provide affordable housing, supportive services, and community development assistance to benefit low-and-moderate-income individuals and families.

Local agencies, community-based organization, and social service providers must coordinate their activities in response to the region's urgent needs. Each stakeholder in the delivery system contributes valuable resources and expertise. Each funded agency is provided information on the other funded service providers. CDBG staff encourages agencies to network and refer clients to one another whenever services are needed.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The city followed the Analysis of Impediments and had the city's Human Resources Department, which handles discrimination claim for the City of Pharr, was readily available to assist with any identified cases. The COVID-19 pandemic limited the CDBG's office outreach efforts to very low and low-moderate populations. CDBG office provides information at city events/functions and through non-profit organizations.

The city did not identify any impediments with the areas of fair housing jurisdiction.

CR-40 - Monitoring 91.220 and 91.230

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

Monitoring is an ongoing process involving communication and evaluation of subrecipients, departments and expenditures. This process involves frequent telephone contacts, written communication and meetings. The goal is to identify deficiencies and provide technical assistance to improve and/or reinforce performance. The purpose of the monitoring is to determine compliance with the executed agreements, including HUD, other Federal, State or local codes and statutes. The city did not identify any at-risk agencies (subrecipients) towards the end of the 2022 program year. Additionally, because of the CDC's guidelines on the COVID-19 pandemic, the city felt the safety of CDBG staff and the CDBG-funded agencies was far-reaching and therefore did not conduct any on-site monitoring sessions for the 2022 program year. We did however conduct desk reviews and self-monitored some of the agencies inhouse.

In normal past years, monitoring visits begin with interviews with subrecipient personnel. They serve to inform the entity of the goals and purpose and expresse areas of concern. Following the visit, a report is then issued to the agency. The city generally allows ten (10) days for response. Construction projects includes assessing compliance with additional requirements. Specifically, Davis-Bacon, EEO requirements and procurement procedures are reviewed. Testing by an independent contractor may be used to ensure the contractor is following specifications. To monitor its own compliance, CDBG staff is responsible for the following:

1. The Consolidated Annual Performance and Evaluation Report (CAPER) to note accomplishments;
2. Provide HUD officials with documents to fulfill any monitoring requirements;
3. Provide financial and performance reports to city management, the Community Development Council and the City Commission, as requested;
4. Utilizes the city's Finance Department and Office of Management and Budget to review expenditures and maintain records;
5. Utilizes the city's Purchasing Department to solicit bids, when applicable;
6. Conducts desk monitoring of all public service projects; and
7. Is a high priority inspection as part of the city's internal and external audit process.

CDBG staff will continue to encourage minorities and women businesses to participate in the

implementation of HUD programs. CDBG staff makes it a point that Section 3 compliance is met when applicable, especially in the inclusion of city bid specifications to CDBG funded construction projects.

The city has adopted a Citizen Participation Process it follows in order to meet HUD program requirements. The process details the number of reasonable days the city must notify the public of upcoming hearings, prescribes the places where notifications must be placed and contact information to submit concerns.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Pharr's Citizen Participation Process requires that the Consolidated Annual Performance and Evaluation Report (CAPER) be made available for fifteen (15) days for public comment. No comments had been received in the December Public Hearing. The city provided a working draft report of the City's 2022 Consolidated Annual Performance and Evaluation Report (CAPER) for citizens to inspect at the City of Pharr's CDBG Office located in City Hall. Notices were posted at the following locations:

During the Community Development Council Meeting as a Public Hearing

Pharr Memorial Library, 121 E. Cherokee, Pharr, Tx

Pharr City Hall, 118 S. Cage Boulevard, Pharr, Tx

The CAPER was also posted on the City of Pharr's website and the Public-Kiosk at City Hall lobby area.

The city also provided the opportunity for the Pharr citizens to comment for or against the CAPER by publishing a 15-day comment period public notice in the Advance newspaper

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Pharr did substantially amend the FY 2021-2022 Annual Action Plan.

Overall, the 2022 activities have been undertaken in an acceptable timeframe. However, the city's Owner-Occupied Rehabilitation & Reconstruction Program (OORRP) did lag behind schedule and the City's actions to restore their status to satisfactory is closer communication and monitoring. The City of Pharr did procure a software to assist in identifying programmatic obstacles that are hindering the timeline of the assistance. The consultant will work on remedying these issues to enhance the

performance of the program.

The City of Pharr received approval of a Section 108 Guaranteed Loan to provide improvements to the Las Milpas/Pharr Industrial Park area. A auditorium was constructed and services many residents in this neighborhood as well as students from local high school. These services have been provided to its residents and students at no cost. No program income has been produced to date.

Although the City was compliant in its timeliness test, attention is paid to slow moving activities such as the housing program or any other at-risk or flagged activities listed in IDIS. Should these projects remain delinquent, management may support awarding these funds to "shovel-ready" projects. We are currently working on a Substantial amendment to prioritize the activities that have shown that there is a need in the community and demote or eliminate activities that have not met the eligibility criteria or are non compliant.

Every effort is made to ensure activities attain at least 80% of their proposed goals. Projects that fail to meet this goal are considered non-compliant. Should an activity fail to achieve its goal and the same applicant and activity are requesting funds in subsequent years, staff notes that a significant deviation in beneficiaries occurred. This information is provided to the Community Development Council and may be considered when they are making recommendations for funding awards.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				

Other.	0				
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

At this time the City of Pharr has not had any projects that would of triggered Section 3 Reporting. Staff has attending the Section 3 Training provided to us and is prepared for the proposed upcoming project included in the 2023 Annual Action Plan. All efforts will be made to comply with all HUD Regulations set forth.