



Project Description

Project Name:

Hidalgo County Precinct 2 Christian's Manor Affordable Housing Development Project

Project Number:

ARPA-24-122-376

Program:

The Hidalgo County Precinct 2 Christian's Manor Affordable Housing Development Project will be part of the Hidalgo County American Rescue Plan Act Housing Program

Department Name:

Hidalgo County Precinct 2

ARPA Expenditure Category:

2: Negative Economic Impacts

ARPA Eligibility Category:

2.15: Long-term Housing Security: Affordable Housing*^

Project Description:

It is clear that the ongoing pandemic and resulting economic crisis are having a profound, long-term negative effect on the pre-existing affordable housing crisis facing low-income households.¹ Many low-income renters and homeowners are struggling with lost employment and income and are behind on their housing payments.² According to the 2023 Report to Congress *Worst Case Housing Needs*, "...the nation's supply of affordable rental housing is increasingly insufficient to meet the demands of Very Low Income (VLI) and Extremely Low Income (ELI) renter households." HUD uses a comprehensive measure to calculate rents based on affordability, availability, and adequacy and found that in 2021 there was a mismatch between ELI households and the number of affordable, available and adequate units.³ This also holds true in Hidalgo County, particularly for one parent households. For that reason, Hidalgo

¹ Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4365

² Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4366

³ <https://www.huduser.gov/portal/publications/Worst-Case-Housing-Needs-2023-Executive-Summary.html>



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County Precinct 2 intends to collaborate with RGV Inclusive Inc, located at 308 Lauryn, San Juan, TX, 78589, a non-profit organization that helps single parents and their children by providing support services, resources and housing assistance, with the Christian's Manor Affordable Housing Development Project to mitigate housing insecurity and other public health issues. US Treasury has determined that the development of affordable housing to increase the supply of affordable and high-quality living units is responsive to the needs of impacted populations and presumes that any projects eligible for funding under National Trust Fund (HTF) are eligible uses of SLFRF funds.⁴ As such, the HTF is funded through the U.S. Department of Housing and Urban Development (HUD). The Texas Department of Housing and Community Affairs provides funds to finance, acquire, rehabilitate, and develop decent and safe affordable housing.⁵ This collaboration between the County of Hidalgo Precinct 2 and the RGV Inclusive Inc, to develop and implement the Christian's Manor Affordable Housing Development in a Low to Moderate Income Area, 3700 La Vista Ave., McAllen, TX, 78501, will provide income eligible families access to affordable housing units and other supplemental services. Along with affordable housing, located near a college, grocery stores and schools, RGV Inclusive Inc will incorporate the Two-generation (2Gen) Model Approach to connect families with needs-based services and programs to maximize positive outcomes.⁶ This unique project is responsive to the ongoing negative economic impacts of the pandemic.

Treasury has determined that supportive housing or other programs or services to improve access to stable, affordable housing among individuals who are homeless, and the development of affordable housing to increase supply of affordable and high-quality living units are responsive to the needs of impacted populations, not only disproportionately impacted populations. This final rule reflects this clarification and builds on the objectives stated in the interim final rule to improve access to stable, affordable housing, including through interventions that increase the supply of affordable and high-quality living units, improve housing security, and support durable and sustainable homeownership.⁷ For purposes of this test, Treasury will presume that any projects that would be eligible for funding under either the National Housing Trust Fund (HTF) or the Home Investment Partnerships Program (HOME) are eligible uses of SLFRF funds.⁸ In the final rule, to further decrease administrative burden and enhance recipient flexibility, Treasury is allowing recipients to also presume that low-income households were disproportionately impacted. Treasury anticipates that adding low-income households as a presumed eligible population will maintain targeting of funds to

⁴ Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4365

⁵ <https://www.tdhca.texas.gov/housing-trust-fund>

⁶ <https://ascend.aspeninstitute.org/2gen-approach/>

⁷ Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4365

⁸ Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4366



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populations and communities most likely to have experienced severe pandemic impacts, while providing a more flexible approach for recipients.⁹

Fiscal Impact: \$2,275,000.00

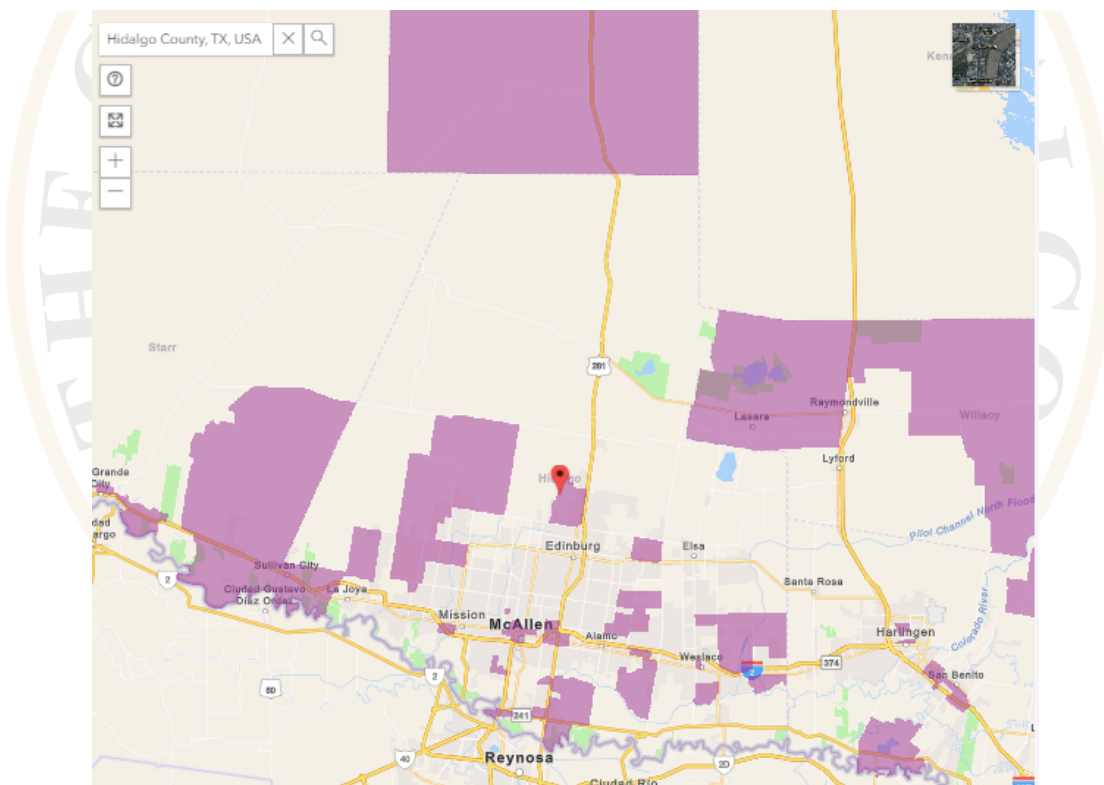
Site: \$1,995,000.00

Administrative: \$280,000.00

*Evidence-Based -

<https://www.countyhealthrankings.org/strategies-and-solutions/what-works-for-health/strategies/housing-trust-funds>

^Below is the Qualified Census Tract Analysis for Hidalgo County.



Source: Office of Policy Development and Research (PD&R): [2023 and 2024 Small Difficult Development Areas \(DDAs\) and Qualified Census Tracts \(QCTs\)](#)

⁹ Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4441



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^Below is the data for Low to Moderate Income Area for 3700 La Vista Ave., McAllen, TX, 78501.

LMISD by Block Group: Block Group 1, Census Tract 207.26, Hidalgo County, Texas

Source	2015ACS
geoname	Block Group 1, Census Tract 207.26, Hidalgo County, Texas
Stusab	TX
Countyname	Hidalgo County
State	48
County	215
Tract	020726
Blckgrp	1
Low	2055
Lowmod	2915
Lmmi	3025
Lowmoduniv	3605
Lowmod_pct	80.86
ucLowmod	
ucLowmod_p	0.00
MOE_Lowmod	+/-16.81
MOE_ucLowm	

Source: HUD Exchange Low and Moderate Income Survey Data (LMISD) Map Application (<https://hud.maps.arcgis.com/apps/webappviewer/index.html?id=ffd0597e8af24f88b501b7e7f326bedd>)

