



State of Texas CDBG  
2018 South Texas Floods  
(CDBG-DR) Action Plan  
Amendment 1:  
Appendix H

Texas General Land Office

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**Revised:**

**Approved:**

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## **Appendix H: 2018 South Texas Floods Grant Agreement Specific Conditions**

Following the State of Texas 2018 South Texas Floods Action Plan approval on October 15, 2020, HUD issued a grant agreement to the State of Texas, which included several specific conditions. Among other things, the state of Texas is required to “submit a substantial action plan amendment upon the award of CDBG-DR funds through its method of distribution and/or competition process that identifies the entities that have received funds and the amount of each award. The substantial amendment shall also include data to identify protected classes, racially and ethnically concentrated areas, and concentrated areas of poverty, within the HUD-identified and grantee-identified most impacted and distressed areas (MIDs) and provide a meaningful analysis that describes how those identified populations and areas may be impacted by those newly funded activities.”<sup>57</sup>

The Affordable Rental Program is comprised of three eligible Texas counties as identified by HUD and the state for DR-4377. The GLO received ten applications for a combined total of \$27,720,585 for approximately \$10.11 million in available funds. As detailed in section 4.5.3 of the action plan, the GLO issued a Notice of Finding Availability (NOFA)/ Request for Proposals (RFP) that established the application process and acceptance period, threshold criteria (including applicable building codes), selection criteria and the award process.

The 2018 South Texas Flood eligible area and state of Texas demographics differ in a few key areas. The eligible area is 91% Hispanic or Latino, compared to the state, which is 39.3%. Because of this significant difference in Hispanic or Latino percentages, other demographics have significant differences including the percentage of Black or African Americans alone (0.42% for the eligible area and 11.8% for the state), White alone (9.0% for the eligible area and 42% for the state), and Asian alone (0.84% for the eligible area and 4.7% for the state). Also of note is the difference in poverty rate, 23.03% for the eligible area and 14.7% for the state. Due to these deviations, the most statistically sound comparison for the purposes of this analysis was to compare the projects awarded to the 2018 South Texas Floods eligible area.

The GLO reviewed the HUD Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) Mapping tool which showed that three of the four cities that will benefit from the projects overlap with a total of thirty R/ECAP census tracts. The GLO designed fully objective project selection criteria to select projects to be funded by the Affordable Rental Program. These criteria were designed to be responsive to the 2018 South Texas Floods requirements in the Federal Register notice, prioritizing High Opportunity Zones as applied to AFFH, extremely low income areas, LMI population, serving persons with disabilities beyond minimum requirements and cost-effectiveness.

The Affordable Rental Program awardees received \$10,110,000 in four awards. This program represents 13.87% of the \$72,913,000 allocated to the State of Texas for the 2018 South Texas Floods.

<sup>57</sup> CDBG-DR Grant Agreement, State of Texas, Unique Federal Award Identification Numbers B-19-DV-48-0001, and B-19-DV-48-0002, March 19, 2023

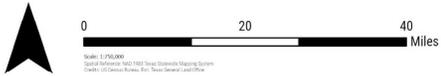
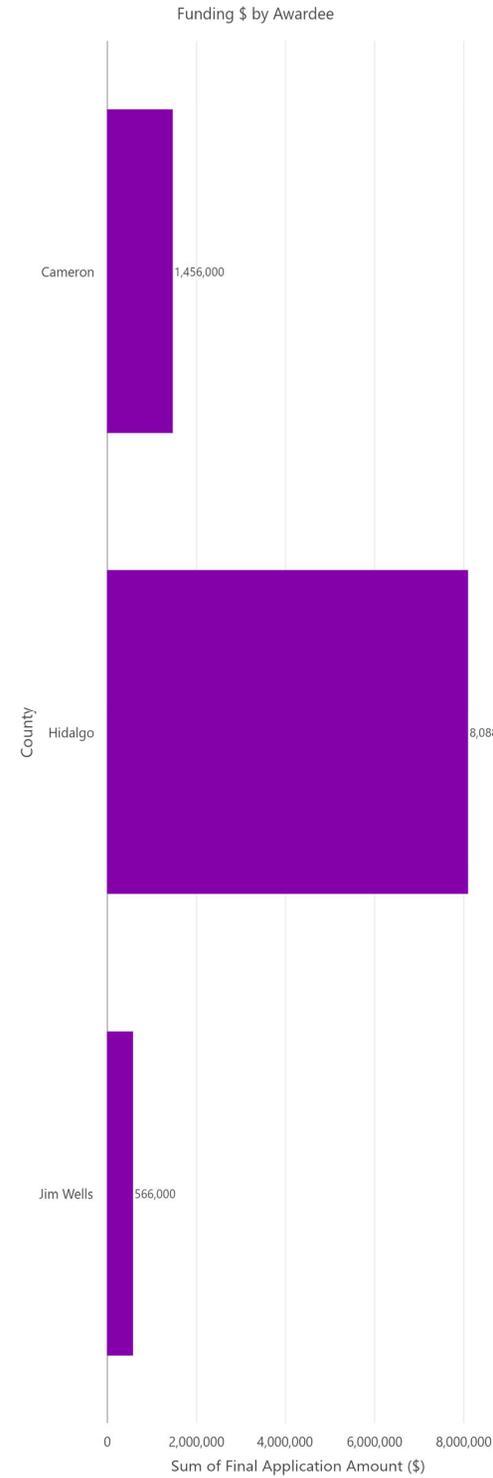
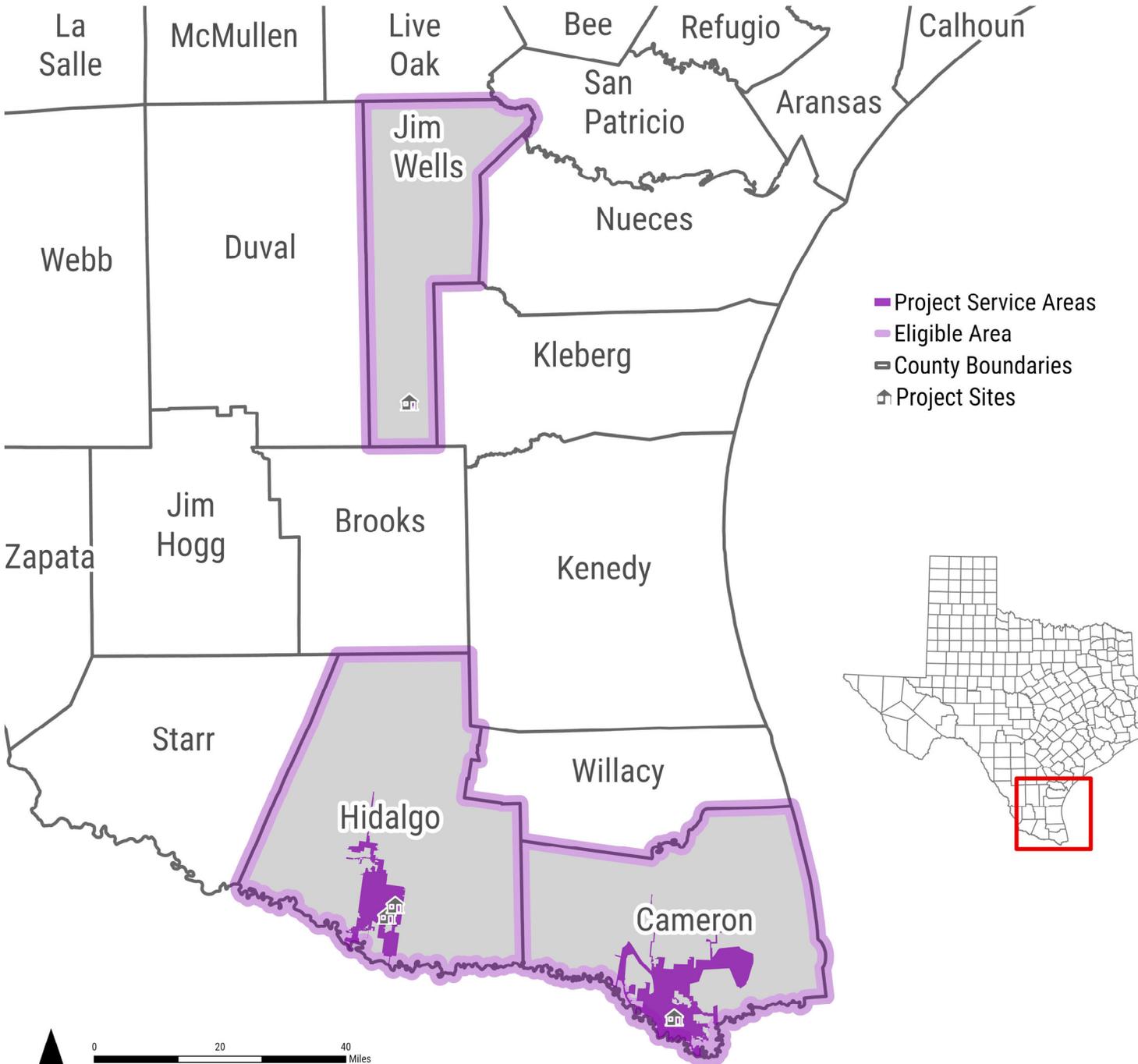
In the analysis of the resulting awards, all three of the eligible counties had applicants that were awarded projects. All four of the projects across the three counties will be guaranteed to house exclusively low- and moderate-income renters, meaning the program has an LMI beneficiary rate of 100%. To comply with the HUD Grant Agreement Specific Condition laid out above, the state is providing the following:

- Awardee project service areas
- R/ECAPs and awarded project service areas in the eligible region
- List of awarded affordable rental program projects
- Protected classes compared by awarded projects and total 2018 South Texas Floods eligible area
- Awarded projects:
  - Meaningful project analysis
  - Table of project protected classes statistics
  - Project service area map by county
  - Racial and ethnic makeup by project service area and county
  - Population and poverty by project service area and county

The table for protected classes statistics for each awarded project and each 2018 South Texas Floods eligible county provided specific data summaries for five of the seven protected classes (see table below). In conducting a data assessment and review for this Specific Condition, no pertinent data is available to identify the protected classes of Color and Religion at a relevant level of analysis.

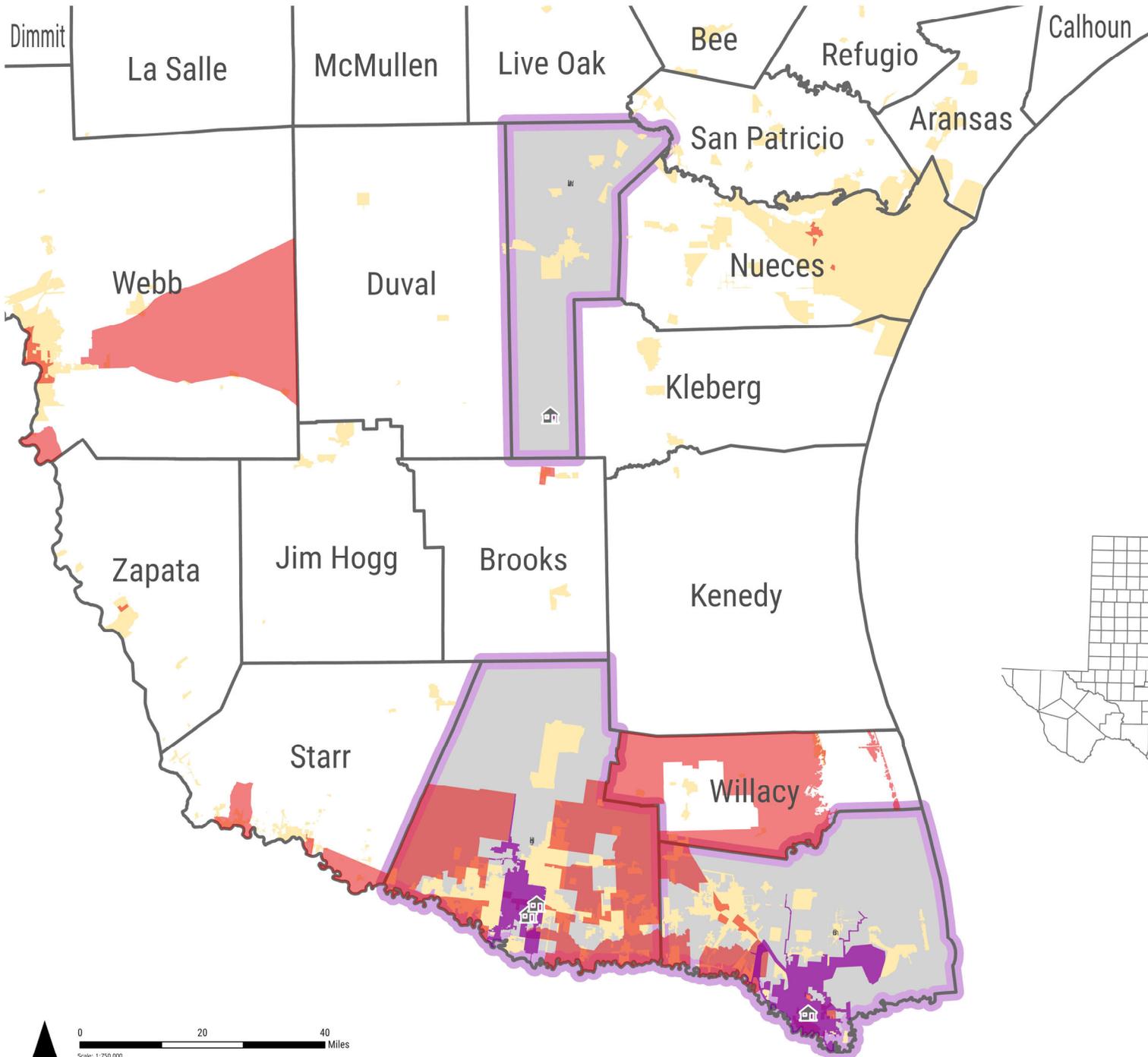
Protected Classes	Source
Race	ACS 5-Year, 2019, Table: DP05, <a href="http://data.census.gov">data.census.gov</a>
National Origin	ACS 5-Year, 2019, Table: DP02, <a href="http://data.census.gov">data.census.gov</a>
Sex	ACS 5-Year, 2019, Table: DP05, <a href="http://data.census.gov">data.census.gov</a>
Familial Status	ACS 5-Year, 2019, Table: DP02, <a href="http://data.census.gov">data.census.gov</a>
Disability	ACS 5-Year, 2019, Table: DP02, <a href="http://data.census.gov">data.census.gov</a>
Color	No Data Available
Religion	No Data Available

# Project Service Areas by County



Scale: 1:750,000  
 Spatial Reference: NAD 1983 Texas Statewide Planning System  
 Source: ESRI Online, ArcGIS, Texas General Land Office

# R/ECAPs in the Impacted Counties



-  Project Sites
-  Project Service Areas
-  Texas Places
-  Eligible Area
-  County Boundaries
-  R/ECAPs\* in the State of Texas

\*HUD R/ECAP Data Source: American Community Survey (ACS), 2009-2013; Decennial Census (2010); Brown Longitudinal Tract Database (LTDB) based on decennial census data, 1990, 2000 & 2010.



**Awarded 2018 South Texas Floods Affordable Rental Program Projects**

<b>Application ID</b>	<b>Competition</b>	<b>Application Title</b>	<b>County</b>	<b>Units</b>	<b>LMI Units</b>	<b>Amount (\$)</b>	<b>Benefit Area</b>
CDR17-1335-APP	2018 HUD MID	Jackson Street Apartments	Hidalgo	36	36	\$ 5,000,000.00	Cities of McAllen & Pharr
CDR17-1336-APP	2018 HUD MID	Camilla Court	Hidalgo	80	80	\$ 3,088,000.00	City of Pharr
CDR17-1333-APP	2018 State MID	La Villita Apartments	Cameron	68	68	\$ 1,456,000.00	City of Brownsville
CDR17-1334-APP	2018 State MID	Casa Real II	Jim Wells	32	32	\$ 566,000.00	City of Premont

Competition Application ID Applicant Benefit Area	2018 South Texas Floods Eligible Area	Hidalgo County	Cameron County	Jim Wells County	Jackson Street Apartments (HUD MID)				Camilla Court (HUD MID)		La Villita Apartments (State MID)		Casa Real II (State MID)					
					CDR17-1335-APP New Construction				CDR17-1336-APP New Construction		CDR17-1333-APP Rehabilitation		CDR17-1334-APP Rehabilitation					
					City of Pharr		City of McAllen		City of Pharr		City of Brownsville		City of Premont					
					Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent				
Low- and Moderate-Income <sup>1</sup>	54.52%	54.86%	55.14%	40.90%	56.30%	44.60%	56.30%	55.30%	55.30%	55.30%								
Median Household Income <sup>2</sup>	\$40,092	\$40,014	\$38,758	\$41,505	\$39,884	\$46,804	\$39,884	\$38,588	\$47,879									
Poverty Rate <sup>3</sup>	23.03%	31.20%	30.60%	23.00%	29.13%	23.05%	29.13%	29.30%	20.44%									
Total Population <sup>4</sup>	1,317,814	855,176	421,666	40,972	78,073	141,968	78,073	182,271	2,580									
<b>RACE<sup>4</sup></b>																		
Hispanic or Latino (of any race)	1,199,256	91.00%	788,282	92.20%	378,081	89.70%	32,893	80.30%	73,630	94.31%	120,437	84.83%	73,630	94.31%	171,027	93.83%	2,324	90.08%
Not Hispanic or Latino	118,558	9.00%	66,894	7.80%	43,585	10.30%	8,079	19.70%	4,443	5.69%	21,531	15.17%	4,443	5.69%	11,244	6.17%	256	9.92%
White alone	97,619	7.41%	52,492	6.10%	37,770	9.00%	7,357	18.00%	4,141	5.30%	15,197	10.70%	4,141	5.30%	9,008	4.94%	241	9.34%
Black or African American alone	5,550	0.42%	3,612	0.40%	1,683	0.40%	255	0.60%	51	0.07%	1,196	0.84%	51	0.07%	705	0.39%	8	0.31%
American Indian and Alaska Native alone	1,187	0.09%	532	0.10%	573	0.10%	82	0.20%	4	0.01%	115	0.08%	4	0.01%	240	0.13%	0	0.00%
Asian alone	11,045	0.84%	8,043	0.90%	2,792	0.70%	210	0.50%	222	0.28%	3,515	2.48%	222	0.28%	1,046	0.57%	7	0.27%
Native Hawaiian and Other Pacific Islander alone	174	0.01%	73	0.00%	47	0.00%	54	0.10%	0	0.00%	63	0.04%	0	0.00%	16	0.01%	0	0.00%
Some other race alone	1,177	0.09%	1,115	0.10%	49	0.00%	13	0.00%	0	0.00%	980	0.69%	0	0.00%	30	0.02%	0	0.00%
Two or more races	1,806	0.14%	1,027	0.10%	671	0.20%	108	0.30%	25	0.03%	465	0.33%	25	0.03%	199	0.11%	0	0.00%
<b>NATIONAL ORIGIN<sup>5</sup></b>																		
Native	989,434	75.08%	626,291	73.20%	324,484	77.00%	38,659	94.40%	53,151	68.08%	104,290	73.46%	53,151	68.08%	130,186	71.42%	2,274	88.14%
Born in United States	971,706	73.74%	614,630	71.90%	318,542	75.50%	38,534	94.00%	51,934	66.52%	101,797	71.70%	51,934	66.52%	127,086	69.72%	2,252	87.29%
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	17,728	1.35%	11,661	1.40%	5,942	1.40%	125	0.30%	1,217	1.56%	2,493	1.76%	1,217	1.56%	3,100	1.70%	22	0.85%
Foreign born	328,380	24.92%	228,885	26.80%	97,182	23.00%	2,313	5.60%	24,922	31.92%	37,678	26.54%	24,922	31.92%	52,085	28.58%	306	11.86%
<b>SEX<sup>4</sup></b>																		
Male	643,932	48.86%	418,867	49.00%	204,948	48.60%	20,117	49.10%	36,738	47.06%	70,129	49.40%	36,738	47.06%	87,970	48.26%	1,463	56.71%
Female	673,882	51.14%	436,309	51.00%	216,718	51.40%	20,855	50.90%	41,335	52.94%	71,839	50.60%	41,335	52.94%	94,301	51.74%	1,117	43.29%
<b>FAMILIAL STATUS<sup>5</sup></b>																		
Total households	375,937	28.53%	238,345	100%	124,605	100%	12,987	100%	22,095		45,705		22,095		52,162		822	
Married-couple family	199,559	15.14%	128,126	53.80%	65,112	52.30%	6,321	48.70%	11,407	51.63%	22,592	49.43%	11,407	51.63%	27,358	52.45%	401	48.78%
With own children of the householder under 18 years	98,819	7.50%	65,845	27.60%	30,715	24.60%	2,259	17.40%	6,164	27.90%	10,633	23.26%	6,164	27.90%	13,712	26.29%	99	12.04%
Cohabiting couple household	14,748	1.12%	9,728	4.10%	4,265	3.40%	755	5.80%	694	3.14%	1,591	3.48%	694	3.14%	1,469	2.82%	27	3.28%
With own children of the householder under 18 years	7,532	0.57%	4,995	2.10%	2,194	1.80%	343	2.60%	424	1.92%	492	1.08%	424	1.92%	913	1.75%	0	0.00%
<b>FAMILIAL STATUS<sup>5</sup></b>																		
Male householder, no spouse/partner present	49,715	3.77%	30,294	12.70%	17,408	14.00%	2,013	15.50%	2,726	12.34%	7,308	15.99%	2,726	12.34%	6,572	12.60%	104	12.65%
With own children of the householder under 18 years	5,288	0.40%	2,887	1.20%	2,174	1.70%	227	1.70%	147	0.67%	687	1.50%	147	0.67%	865	1.66%	0	0.00%
Householder living alone 65 years and over	29,668	2.25%	18,296	7.70%	10,091	8.10%	1,281	9.90%	1,651	7.47%	4,637	10.15%	1,651	7.47%	3,614	6.93%	52	6.33%
Female householder, no spouse/partner present	111,915	8.49%	70,197	29.50%	37,820	30.40%	3,898	30.00%	7,268	32.89%	14,214	31.10%	7,268	32.89%	16,763	32.14%	290	35.28%
With own children of the householder under 18 years	41,054	3.12%	26,826	11.30%	13,229	10.60%	999	7.70%	3,022	13.68%	4,781	10.46%	3,022	13.68%	6,325	12.13%	15	1.82%
Householder living alone 65 years and over	35,920	2.73%	20,409	8.60%	13,688	11.00%	1,823	14.00%	1,709	7.73%	4,917	10.76%	1,709	7.73%	5,197	9.96%	122	14.84%
Households with one or more people under 18 years	178,984	13.58%	117,373	49.20%	57,083	45.80%	4,528	34.90%	11,352	51.38%	18,845	41.23%	11,352	51.38%	25,618	49.11%	181	22.02%
Households with one or more people 65 years and over	105,546	8.01%	62,834	26.40%	38,630	31.00%	4,082	31.40%	6,500	29.42%	12,475	27.29%	6,500	29.42%	15,277	29.29%	327	39.78%
<b>DISABILITY<sup>5</sup></b>																		
Total Civilian Noninstitutionalized Population	1,307,108	99.19%	846,855	100%	419,669	100%	40,584	100%	78,073	100%	140,988	100%	78,073	100%	181,230	100%	2,544	100%
With a disability	168,184	12.76%	109,673	13.00%	52,089	12.40%	6,422	15.80%	9,771	12.52%	18,421	13.07%	9,771	12.52%	20,223	11.16%	618	24.29%

<sup>1</sup>HUD LMSD, FY 2021 ACS 5-Year 2011-2015  
<sup>2</sup>ACS 5-Year, 2019, Table: S1903, data.census.gov  
<sup>3</sup>ACS 5-Year, 2018, Table: S1701, data.census.gov  
<sup>4</sup>ACS 5-Year, 2019, Table: DP05, data.census.gov  
<sup>5</sup>ACS 5-Year, 2019, Table: DP02, data.census.gov

Competition	2018 South Texas Floods		Hidalgo County		Jackson Street Apartments (HUD MID)			
Application ID	Eligible Area				CDR17-1335-APP			
Applicant					New Construction			
Benefit Area					City of Pharr		City of McAllen	
Low- and Moderate-Income <sup>1</sup>	54.52%		54.86%		56.30%		44.60%	
Median Household Income <sup>2</sup>	\$40,092		\$40,014		\$39,884		\$46,804	
Poverty Rate <sup>3</sup>	23.03%		31.20%		29.13%		23.05%	
Total Population <sup>4</sup>	1,317,814		855,176		78,073		141,968	
Protected Classes	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>RACE<sup>4</sup></b>								
Hispanic or Latino (of any race)	1,199,256	91.00%	788,282	92.20%	73,630	94.31%	120,437	84.83%
Not Hispanic or Latino	118,558	9.00%	66,894	7.80%	4,443	5.69%	21,531	15.17%
White alone	97,619	7.41%	52,492	6.10%	4,141	5.30%	15,197	10.70%
Black or African American alone	5,550	0.42%	3,612	0.40%	51	0.07%	1,196	0.84%
American Indian and Alaska Native alone	1,187	0.09%	532	0.10%	4	0.01%	115	0.08%
Asian alone	11,045	0.84%	8,043	0.90%	222	0.28%	3,515	2.48%
Native Hawaiian and Other Pacific Islander alone	174	0.01%	73	0.00%	0	0.00%	63	0.04%
Some other race alone	1,177	0.09%	1,115	0.10%	0	0.00%	980	0.69%
Two or more races	1,806	0.14%	1,027	0.10%	25	0.03%	465	0.33%
<b>NATIONAL ORIGIN<sup>5</sup></b>								
Native	989,434	75.08%	626,291	73.20%	53,151	68.08%	104,290	73.46%
Born in United States	971,706	73.74%	614,630	71.90%	51,934	66.52%	101,797	71.70%
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	17,728	1.35%	11,661	1.40%	1217	1.56%	2,493	1.76%
Foreign born	328,380	24.92%	228,885	26.80%	24,922	31.92%	37,678	26.54%
<b>SEX<sup>4</sup></b>								
Male	643,932	48.86%	418,867	49.00%	36,738	47.06%	70,129	49.40%
Female	673,882	51.14%	436,309	51.00%	41,335	52.94%	71,839	50.60%
<b>FAMILIAL STATUS<sup>5</sup></b>								
Total households	375,937	28.53%	238,345	100%	22,095		45,705	
Married-couple family	199,559	15.14%	128,126	53.80%	11,407	51.63%	22,592	49.43%
With own children of the householder under 18 years	98,819	7.50%	65,845	27.60%	6,164	27.90%	10,633	23.26%
Cohabiting couple household	14,748	1.12%	9,728	4.10%	694	3.14%	1,591	3.48%
With own children of the householder under 18 years	7,532	0.57%	4,995	2.10%	424	1.92%	492	1.08%
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Male householder, no spouse/partner present	49,715	3.77%	30,294	12.70%	2,726	12.34%	7,308	15.99%
With own children of the householder under 18 years	5,288	0.40%	2,887	1.20%	147	0.67%	687	1.50%
Householder living alone	29,668	2.25%	18,296	7.70%	1,651	7.47%	4,637	10.15%
65 years and over	9,885	0.75%	5,497	2.30%	640	2.90%	1,191	2.61%
Female householder, no spouse/partner present	111,915	8.49%	70,197	29.50%	7,268	32.89%	14,214	31.10%
With own children of the householder under 18 years	41,054	3.12%	26,826	11.30%	3022	13.68%	4,781	10.46%
Householder living alone	35,920	2.73%	20,409	8.60%	1,709	7.73%	4,917	10.76%
65 years and over	19,651	1.49%	11,199	4.70%	1194	5.40%	2,173	4.75%
Households with one or more people under 18 years	178,984	13.58%	117,373	49.20%	11,352	51.38%	18,845	41.23%
Households with one or more people 65 years and over	105,546	8.01%	62,834	26.40%	6,500	29.42%	12,475	27.29%
<b>DISABILITY<sup>5</sup></b>								
Total Civilian Noninstitutionalized Population	1,307,108	99.19%	846,855	100%	78,073	100%	140,988	100%
With a disability	168,184	12.76%	109,673	13.00%	9,771	12.52%	18,421	13.07%

<sup>1</sup>HUD LMISD, FY 2021 ACS 5-Year 2011-2015

<sup>2</sup>ACS 5-Year, 2019, Table: S1903, data.census.gov

<sup>3</sup>ACS 5-Year, 2018, Table: S1701, data.census.gov

<sup>4</sup>ACS 5-Year, 2019, Table: DP05, data.census.gov

<sup>5</sup>ACS 5-Year, 2019, Table: DP02, data.census.gov

*Tx Jackson Apartments, LP - Jackson Street Apartments: Hidalgo County - \$5,000,000.00*

The Jackson Street Apartments development located at 220 West Jackson Road in McAllen is a new construction with two residential buildings with a maximum of three stories each for 36 total garden style units. Because the development is on the border of both city of McAllen and the city of Pharr, the analysis below will include information on both cities. There will be one-, two- and three-bedroom units that range in size between 720 and 1,280 square feet. All 36 units will be guaranteed to house low- and moderate-income (LMI) renters, meaning it has a LMI beneficiary percentage of 100%.

The construction will be concrete slab with thirty percent of the siding being stone and the remainder fiber cement siding. The development will have 36 covered parking spaces available and 75 uncovered spaces. The units will have covered entries and patios and balconies, nine-foot ceilings, and storage rooms. The flooring will be 100% resilient covering and there will be ceiling fans in all rooms. Appliances will include microwave ovens, self-cleaning ovens, refrigerators with ice makers, and laundry equipment in each unit. The development will have full perimeter fencing, controlled gate access, barbeque grills and picnic tables along with a covered gazebo. Green building will include R-15 walls and R-30 ceilings, 14 SEER HVAC air systems, and an irrigation system with landscaping (many natural trees are present). The units will all be energy efficient.

The development site is in an urban style setting with available retail and amenities located nearby. The surrounding community has mixed housing with a manufactured home unit (MHU) facility across Jackson Street, brick single family construction scattered nearby, well developed condominiums and townhomes, and large estate style homes on Moore Street. The area has public transportation and is reasonably close to the major Lower Rio Grande Highway, but not so close as to hear significant traffic noise. Medical facilities, restaurants, shopping, food sources and drugstores are all within the immediate area.

### **McAllen Demographics**

McAllen is a community of 141,968 residents in Hidalgo County (855,176), while the population of the 2018 South Texas Floods eligible area is 1,317,814. The median household income of McAllen is \$46,804, greater than Hidalgo County's median income of \$44,818, and greater than the 2018 South Texas Floods eligible area's median income of \$40,092. The poverty rate in the city of McAllen is at 23.05%, less than Hidalgo County's rate of 31.2%, and greater than the eligible area's poverty rate (23.03%). McAllen's LMI beneficiary percentage of 44.6% is less than Hidalgo County's percentage of 54.86% and less than the 2018 South Texas Floods eligible area's LMI percentage of 54.52%.

The city of McAllen's population is 84.83% Hispanic or Latino origin, less than Hidalgo County's 92.2% and less than the percentage for the 2018 South Texas Floods eligible area (91.03%). The population of McAllen is 10.7% white alone, greater than Hidalgo County's white alone percentage of 6.1% and greater than the 2018 South Texas Floods eligible area (7.4%). The city of McAllen is 0.84% Black or African American alone, greater than Hidalgo County (0.4%) and greater than the 2018 South Texas Floods eligible area's percentage of 0.4%. The American Indian

and Alaska Native alone percentage for McAllen is 0.0%, which is less than Hidalgo County and less than the 2018 South Texas Floods eligible area, who are at 0.1% and 0.1% respectively. The city of McAllen is 2.48% Asian alone, greater than Hidalgo County's percentage of 0.9% and greater than the 2018 South Texas Floods eligible area's rate of 0.8%. The Native Hawaiian and Other Pacific Islander percentage for McAllen is 0.04%, which is greater than Hidalgo County (0.00%) and greater than the 2018 South Texas Floods eligible area at 0.0%. In the city of McAllen, 0.33% of the population is two or more races, greater than Hidalgo County, which is at 0.1%, and greater than the 2018 South Texas Floods eligible area that is at 0.1%.

Native born national origin residents from within the United States is 71.7% in the city of McAllen, less than Hidalgo County at 73.2%, and less than the eligible area, which is at 75.1%

The city of McAllen is 49.40% male, greater than Hidalgo County (49.0%) and greater than the 2018 South Texas Floods eligible area's percentage of 48.9%. McAllen is 50.6% female, less than the 51.0% of Hidalgo County and less than the area's female percentage of 51.1%.

The households in McAllen are comprised of 49.43% married couple families, which is less than Hidalgo County's 53.8% and less than the 2018 South Texas Floods eligible area's percentage of 53.2%. The percentage of households in McAllen that are occupied by married couples who have their own children in the household under 18 is 23.26%. This is less than Hidalgo County's percentage of 27.6% and less than the 2018 South Texas Floods eligible area's percentage of 26.3%. The city of McAllen's households are 3.48% cohabitating households, less than Hidalgo County's percentage of 4.1% and less than the 2018 South Texas Floods eligible area's 3.9%. Households with cohabitating couples who have their own children in the household under 18 comprise 1.08% of households in McAllen, which is less than Hidalgo County's 2.1% and less than the 2018 South Texas Floods eligible area at 2.0%

In the city of McAllen, 31.1% of households are occupied by a female householder with no spouse or partner present, greater than Hidalgo County at 29.5% and greater than the 2018 South Texas Floods eligible area's 29.8%. McAllen's households are 10.46% occupied by female householders with no spouse or partner present and their own children in the household under 18, less than Hidalgo County's percentage of 11.3% and less than the 2018 South Texas Floods eligible area (11.0%). The city of McAllen's households are 10.76% occupied by female householders living alone, greater than Hidalgo County at 8.6%, and greater than the 2018 South Texas Floods eligible area at 9.5%. The households in McAllen are 4.75% occupied by female householders with no partner present that are over the age of 65, making it greater than Hidalgo County and less than the 2018 South Texas Floods eligible area, which are at 4.7% and 5.2% respectively.

The city of McAllen is comprised of 15.99% households that are occupied by a male with no spouse or partner present, greater than Hidalgo County (12.7%) and greater than the 2018 South Texas Floods eligible area of 13.2%. The city of McAllen's households are 1.5% occupied by a male householder with no spouse or partner present who have their own children in the household under 18, greater than Hidalgo County, which is at 1.2% and greater than the 2018 South Texas Floods eligible area's 1.4%. Within McAllen, 15.99% of households are occupied by a male living

alone, which is greater than Hidalgo County's 7.7% and greater than the 2018 South Texas Floods eligible area's percentage of 7.9%. The city of McAllen's households are 2.6% occupied by a male householder over the age of 65 with no partner or spouse, which is greater than Hidalgo County at 2.3% and equal to the 2018 South Texas Floods eligible area at 2.6%.

In McAllen, 41.23% of households have one or more people under the age of 18, this is less than Hidalgo County, which is at 49.2% and less than the 2018 South Texas Floods eligible area at 47.7%. The percentage of households within McAllen that have one or more people of 65 or older is 41.23%, which is greater than Hidalgo County's 26.40% and greater than the 2018 South Texas Floods eligible area's 28.0%.

The percentage of persons with a disability in the city of McAllen is 13.07%, greater than Hidalgo County's 13.0%, and greater than the 2018 South Texas Floods eligible area's percentage of 12.9%.

### **Pharr Demographics**

Pharr is a community of 78,073 residents in Hidalgo County (855,176), while the population of the 2018 South Texas Floods eligible area is 1,317,814. The median household income of Pharr is \$39,884, less than Hidalgo County's median income of \$44,818, and less than the 2018 South Texas Floods eligible area's median income of \$40,092. The poverty rate in the city of Pharr is at 29.13%, less than Hidalgo County's rate of 31.2%, and greater than the eligible area's poverty rate (23.03%). Pharr's LMI beneficiary percentage is 56.3%, greater Hidalgo County's percentage of 54.86% and greater the 2018 South Texas Floods eligible area's LMI percentage of 54.52%.

The city of Pharr's population is 94.31% Hispanic or Latino origin, greater than Hidalgo County's 92.2% and greater than the percentage for the 2018 South Texas Floods eligible area (91.03%). The population of Pharr is 5.3% white alone, less than Hidalgo County's white alone percentage of 6.1% and less than the 2018 South Texas Floods eligible area (7.4%). The city of Pharr is 0.07% Black or African alone, less than Hidalgo County (0.4%) and less than the 2018 South Texas Floods eligible area's percentage of 0.4%. The American Indian and Alaska Native alone percentage for Pharr is 0.0%, which is less than Hidalgo County and less than the 2018 South Texas Floods eligible area, who are at 0.1% and 0.1% respectively. The city of Pharr is 0.28% Asian alone, less than Hidalgo County's percentage of 0.9% and less than the 2018 South Texas Floods eligible area's rate of 0.8%. The Native Hawaiian and Other Pacific Islander percentage for Pharr is 0.0%, which is equal to Hidalgo County (0.0%) and equal to the 2018 South Texas Floods eligible area at 0.0%. In the city of Pharr, 0.03% of the population is two or more races, less than Hidalgo County, which is at 0.10%, and less than the 2018 South Texas Floods eligible area that is at 0.1%.

Native born national origin residents from within the United States is 66.52% in the city of Pharr, less than Hidalgo County at 73.2%, and less than the eligible area, which is at 75.1%

The city of Pharr is 47.06% male, less than Hidalgo County (49.00%) and less than the 2018 South Texas Floods eligible area's percentage of 48.9%. Pharr is 52.94% female, greater than the 51.00% of Hidalgo County and greater than the area's female percentage of 51.1%.

The households in Pharr are comprised of 51.63% married couple families, which is less than Hidalgo County's 53.8% and less than the 2018 South Texas Floods eligible area's percentage of 53.2%. The percentage of households in Pharr that are occupied by married couples who have their own children in the household under 18 is 27.9%. This is greater than Hidalgo County's percentage of 27.6% and greater than the 2018 South Texas Floods eligible area's percentage of 26.3%. The city of Pharr's households are 3.14% cohabitating households, less than Hidalgo County's percentage of 4.1% and less than the 2018 South Texas Floods eligible area's 3.9%. Households with cohabitating couples who have their own children in the household under 18 comprise 1.92% of households in Pharr, which is less than Hidalgo County's 2.1% and less than the 2018 South Texas Floods eligible area at 2.0%

In the city of Pharr, 32.89% of households are occupied by a female householder with no spouse or partner present, greater than Hidalgo County at 29.5% and greater than the 2018 South Texas Floods eligible area's 29.8%. Pharr's households are 13.68% occupied by female householders with no spouse or partner present and their own children in the household under 18, greater than Hidalgo County's percentage of 11.3% and greater than the 2018 South Texas Floods eligible area (11.0%). The city of Pharr's households are 7.73% occupied by female householders living alone, less than Hidalgo County at 8.6%, and less than the 2018 South Texas Floods eligible area at 9.5%. The households in Pharr are 5.4% occupied by female householders with no partner present that are over the age of 65, making it greater than Hidalgo County and greater than the 2018 South Texas Floods eligible area, which are at 4.7% and 5.2% respectively.

The city of Pharr is comprised of 12.34% households that are occupied by a male with no spouse or partner present, less than Hidalgo County (12.7%) and less than the 2018 South Texas Floods eligible area of 13.2%. The city of Pharr's households are 0.67% occupied by a male householder with no spouse or partner present who have their own children in the household under 18, less than Hidalgo County, which is at 1.2% and less than the 2018 South Texas Floods eligible area's 1.4%. Within Pharr, 12.34% of households are occupied by a male living alone, which is greater than Hidalgo County's 7.7% and greater than the 2018 South Texas Floods eligible area's percentage of 7.9%. The city of Pharr's households are 2.9% occupied by a male householder over the age of 65 with no partner or spouse, which is greater than Hidalgo County at 2.3% and greater than the 2018 South Texas Floods eligible area at 2.6%.

In Pharr, 51.38% of households have one or more people under the age of 18. This is greater than Hidalgo County, which is at 49.2%, and greater than the 2018 South Texas Floods eligible area, which is at 47.7%. The percentage of households within Pharr that have one or more people of 65 or older is 51.38%, which is greater than Hidalgo County's 26.4% and greater than the 2018 South Texas Floods eligible area's 28.0%.

The percentage of persons with a disability in the city of Pharr is 12.52%, less than Hidalgo County's 13.0%, and less than the 2018 South Texas Floods eligible area's percentage of 12.9%.

McAllen and Pharr have a combined eight census tracts that are designated as a R/ECAP area. Hidalgo County has a total of 41 R/ECAP areas.

Competition	2018 South Texas Floods Eligible Area		Hidalgo County		Camilla Court (HUD MID)	
Application ID					CDR17-1336-APP	
Applicant					New Construction	
Benefit Area					City of Pharr	
Low- and Moderate-Income <sup>1</sup>	54.52%		54.86%		56.30%	
Median Household Income <sup>2</sup>	\$40,092		\$40,014		\$39,884	
Poverty Rate <sup>3</sup>	23.03%		31.20%		29.13%	
Total Population <sup>4</sup>	1,317,814		855,176		78,073	
Protected Classes	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>RACE<sup>4</sup></b>						
Hispanic or Latino (of any race)	1,199,256	91.00%	788,282	92.20%	73,630	94.31%
Not Hispanic or Latino	118,558	9.00%	66,894	7.80%	4,443	5.69%
White alone	97,619	7.41%	52,492	6.10%	4,141	5.30%
Black or African American alone	5,550	0.42%	3,612	0.40%	51	0.07%
American Indian and Alaska Native alone	1,187	0.09%	532	0.10%	4	0.01%
Asian alone	11,045	0.84%	8,043	0.90%	222	0.28%
Native Hawaiian and Other Pacific Islander alone	174	0.01%	73	0.00%	0	0.00%
Some other race alone	1,177	0.09%	1,115	0.10%	0	0.00%
Two or more races	1,806	0.14%	1,027	0.10%	25	0.03%
<b>NATIONAL ORIGIN<sup>5</sup></b>						
Native	989,434	75.08%	626,291	73.20%	53,151	68.08%
Born in United States	971,706	73.74%	614,630	71.90%	51,934	66.52%
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	17,728	1.35%	11,661	1.40%	1217	1.56%
Foreign born	328,380	24.92%	228,885	26.80%	24,922	31.92%
<b>SEX<sup>4</sup></b>						
Male	643,932	48.86%	418,867	49.00%	36,738	47.06%
Female	673,882	51.14%	436,309	51.00%	41,335	52.94%
<b>FAMILIAL STATUS<sup>5</sup></b>						
Total households	375,937	28.53%	238,345	100%	22,095	
Married-couple family	199,559	15.14%	128,126	53.80%	11,407	51.63%
With own children of the householder under 18 years	98,819	7.50%	65,845	27.60%	6,164	27.90%
Cohabiting couple household	14,748	1.12%	9,728	4.10%	694	3.14%
With own children of the householder under 18 years	7,532	0.57%	4,995	2.10%	424	1.92%
<b>FAMILIAL STATUS<sup>5</sup></b>						
Male householder, no spouse/partner present	49,715	3.77%	30,294	12.70%	2,726	12.34%
With own children of the householder under 18 years	5,288	0.40%	2,887	1.20%	147	0.67%
Householder living alone	29,668	2.25%	18,296	7.70%	1,651	7.47%
65 years and over	9,885	0.75%	5,497	2.30%	640	2.90%
Female householder, no spouse/partner present	111,915	8.49%	70,197	29.50%	7,268	32.89%
With own children of the householder under 18 years	41,054	3.12%	26,826	11.30%	3022	13.68%
Householder living alone	35,920	2.73%	20,409	8.60%	1,709	7.73%
65 years and over	19,651	1.49%	11,199	4.70%	1194	5.40%
Households with one or more people under 18 years	178,984	13.58%	117,373	49.20%	11,352	51.38%
Households with one or more people 65 years and over	105,546	8.01%	62,834	26.40%	6,500	29.42%
<b>DISABILITY<sup>5</sup></b>						
Total Civilian Noninstitutionalized Population	1,307,108	99.19%	846,855	100%	78,073	100%
With a disability	168,184	12.76%	109,673	13.00%	9,771	12.52%

<sup>1</sup>HUD LMISD, FY 2021 ACS 5-Year 2011-2015

<sup>2</sup>ACS 5-Year, 2019, Table: S1903, data.census.gov

<sup>3</sup>ACS 5-Year, 2018, Table: S1701, data.census.gov

<sup>4</sup>ACS 5-Year, 2019, Table: DP05, data.census.gov

<sup>5</sup>ACS 5-Year, 2019, Table: DP02, data.census.gov

*Pharr Housing Development Corporation – Camilla Court: Hidalgo County - \$3,088,000.00*

Camilla Court is a new construction multifamily development totaling of eighty units on two sites, including eight residential buildings and one nonresidential building. All 80 units will house low- and moderate-income (LMI) renters, meaning it has a LMI beneficiary percentage of 100%.

The units will be constructed on concrete slabs with a stucco and masonry veneer. The complex will include two hundred uncovered parking spaces. The construction will include covered entries and balconies, nine-foot ceilings, and fire sprinklers in all units. The interiors will include ceramic tile, microwave ovens, self-cleaning ovens, a refrigerator with ice maker, and laundry equipment in each unit. The overall development will include full perimeter fencing, an accessible walking and jogging path, an equipped functioning business and computer learning center, a children's play scape, a sport court, and a furnished community room. The units will be constructed using energy efficient alternative construction materials, R-15 walls and R-30 ceilings, 14 SEER HVAC units, and thermally and draft efficient doors. The exteriors will include landscaping and irrigation.

The current development at Audrey appears from the outside to be well maintained. The housing around the prospective developments appears to be smaller single-family housing that has a variety of maintenance standards. There is larger housing in the neighborhood not far from the site. There is also some office, retail, and commercial development close by. The most prominent feature is the large City of Pharr public park across the street. There are three parks within a few blocks of the development.

Pharr is a community of 78,073 residents in Hidalgo County (855,176), while the population of the 2018 South Texas Floods eligible area is 1,317,814. The median household income of Pharr is \$39,884, less than Hidalgo County's median income of \$44,818, and less than the 2018 South Texas Floods eligible area's median income of \$40,092. The poverty rate in the city of Pharr is at 29.13%, less than Hidalgo County's rate of 31.2%, and greater than the eligible area's poverty rate (23.03%). Pharr's LMI beneficiary percentage is 56.3%, greater than Hidalgo County's percentage of 54.86% and greater than the 2018 South Texas Floods eligible area's LMI percentage of 54.52%.

The city of Pharr's population is 94.31% Hispanic or Latino origin, greater than Hidalgo County's 92.2% and greater than the percentage for the 2018 South Texas Floods eligible area (91.03%). The population of Pharr is 5.3% white alone, less than Hidalgo County's white alone percentage of 6.1% and less than the 2018 South Texas Floods eligible area (7.4%). The city of Pharr is 0.07% Black or African American alone, less than Hidalgo County (0.4%) and less than the 2018 South Texas Floods eligible area's percentage of 0.4%. The American Indian and Alaska Native alone percentage for Pharr is 0.0%, which is less than Hidalgo County and less than the 2018 South Texas Floods eligible area, who are at 0.1% and 0.1% respectively. The city of Pharr is 0.28% Asian alone, less than Hidalgo County's percentage of 0.9% and less than the 2018 South Texas Floods eligible area's rate of 0.8%. The Native Hawaiian and Other Pacific Islander percentage for Pharr is 0.0%, which is equal to Hidalgo County (0.0%) and equal to the 2018 South Texas Floods eligible area at 0.0%. In the city of Pharr, 0.03% of the population is two or more races,

less than Hidalgo County, which is at 0.10%, and less than the 2018 South Texas Floods eligible area that is at 0.1%.

Native born national origin residents from within the United States is 66.52% in the city of Pharr, less than Hidalgo County at 73.2%, and less than the eligible area, which is at 75.1%

The city of Pharr is 47.06% male, less than Hidalgo County (49.00%) and less than the 2018 South Texas Floods eligible area's percentage of 48.9%. Pharr is 52.94% female, greater than the 51.00% of Hidalgo County and greater than the area's female percentage of 51.1%.

The households in Pharr are comprised of 51.63% married couple families, which is less than Hidalgo County's 53.8% and less than the 2018 South Texas Floods eligible area's percentage of 53.2%. The percentage of households in Pharr that are occupied by married couples who have their own children in the household under 18 is 27.9%. This is greater than Hidalgo County's percentage of 27.6% and greater than the 2018 South Texas Floods eligible area's percentage of 26.3%. The city of Pharr's households are 3.14% cohabitating households, less than Hidalgo County's percentage of 4.1% and less than the 2018 South Texas Floods eligible area's 3.9%. Households with cohabitating couples who have their own children in the household under 18 comprise 1.92% of households in Pharr, which is less than Hidalgo County's 2.1% and less than the 2018 South Texas Floods eligible area at 2.0%

In the city of Pharr, 32.89% of households are occupied by a female householder with no spouse or partner present, greater than the Hidalgo County at 29.5% and greater than the 2018 South Texas Floods eligible area's 29.8%. Pharr's households are 13.68% occupied by female householders with no spouse or partner present and their own children in the household under 18, greater than Hidalgo County's percentage of 11.3% and greater than the 2018 South Texas Floods eligible area (11.0%). The city of Pharr's households are 7.73% occupied by female householders living alone, less than Hidalgo County at 8.6%, and less than the 2018 South Texas Floods eligible area at 9.5%. The households in Pharr are 5.4% occupied by female householders with no partner present that are over the age of 65, making it greater than Hidalgo County and greater than the 2018 South Texas Floods eligible area, which are at 4.7% and 5.2% respectively.

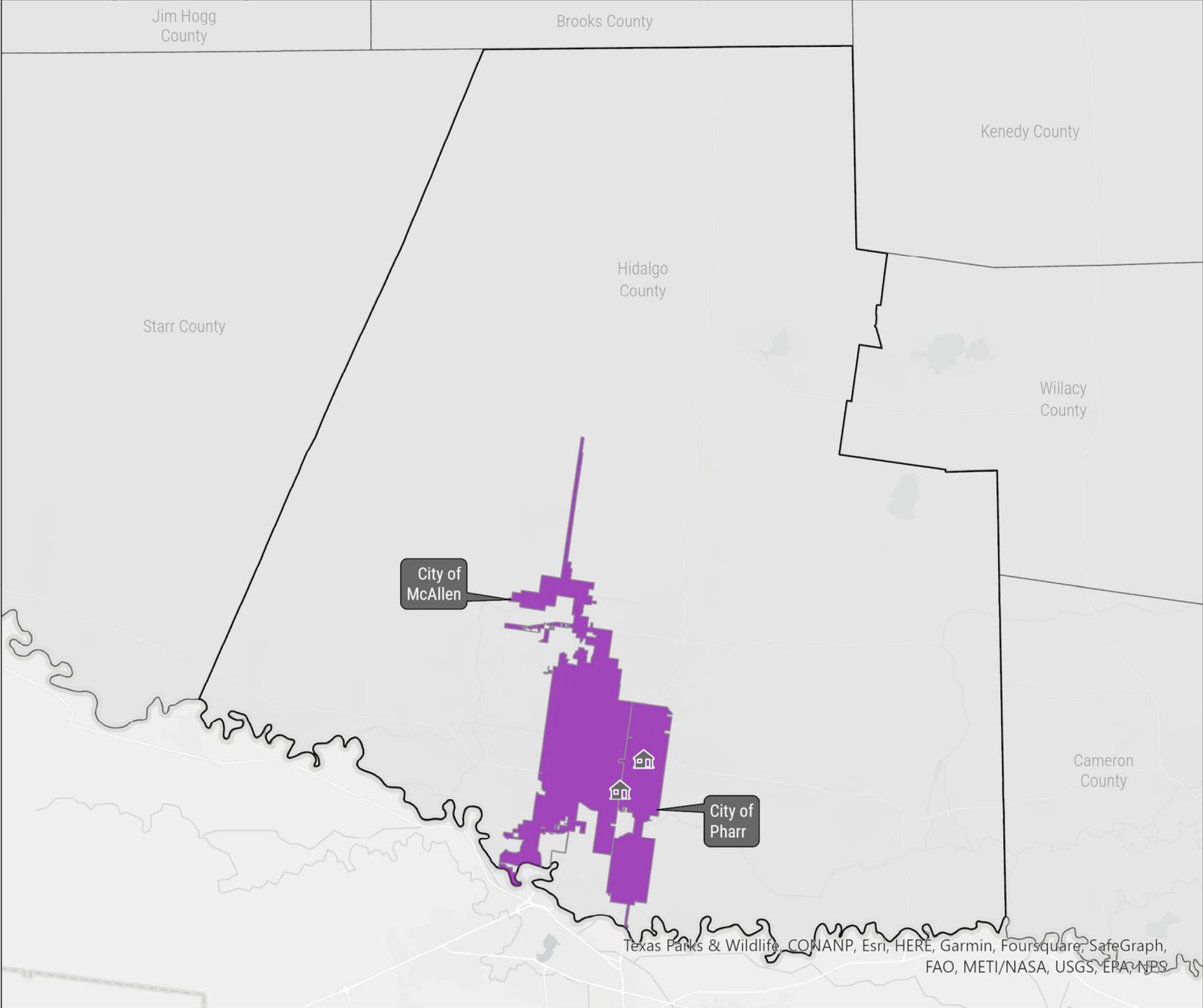
The city of Pharr is comprised of 12.34% households that are occupied by a male with no spouse or partner present, less than Hidalgo County (12.7%) and less than the 2018 South Texas Floods eligible area of 13.2%. The city of Pharr's households are 0.67% occupied by a male householder with no spouse or partner present who have their own children in the household under 18, less than Hidalgo County, which is at 1.2% and less than the 2018 South Texas Floods eligible area's 1.4%. Within Pharr, 12.34% of households that are occupied by a male living alone, which is greater than Hidalgo County's 7.7% and greater than the 2018 South Texas Floods eligible area's percentage of 7.9%. The city of Pharr's households are 2.9% occupied by a male householder over the age of 65 with no partner or spouse, which is greater than Hidalgo County at 2.3% and greater than the 2018 South Texas Floods eligible area at 2.6%.

In Pharr, 51.38% of households have one or more people under the age of 18. This is greater than Hidalgo County, which is at 49.2%, and greater than the 2018 South Texas Floods eligible area, which is at 47.7%. The percentage of households within Pharr that have one or more people of 65 or older is 51.38%, which is greater than Hidalgo County's 26.4% and greater than the 2018 South Texas Floods eligible area's 28.0%.

The percentage of persons with a disability in the city of Pharr is 12.52%, less than Hidalgo County's 13.0%, and less than the 2018 South Texas Floods eligible area's percentage of 12.9%.

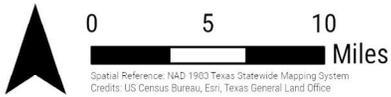
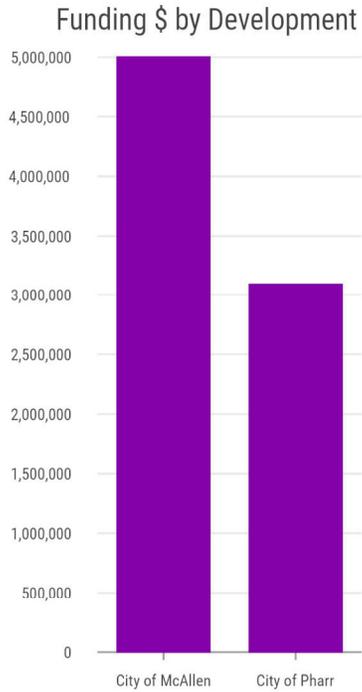
Pharr has three census tracts that are designated as a R/ECAP area. Hidalgo County has a total of 41 R/ECAP areas.

# Hidalgo: Project Service Areas

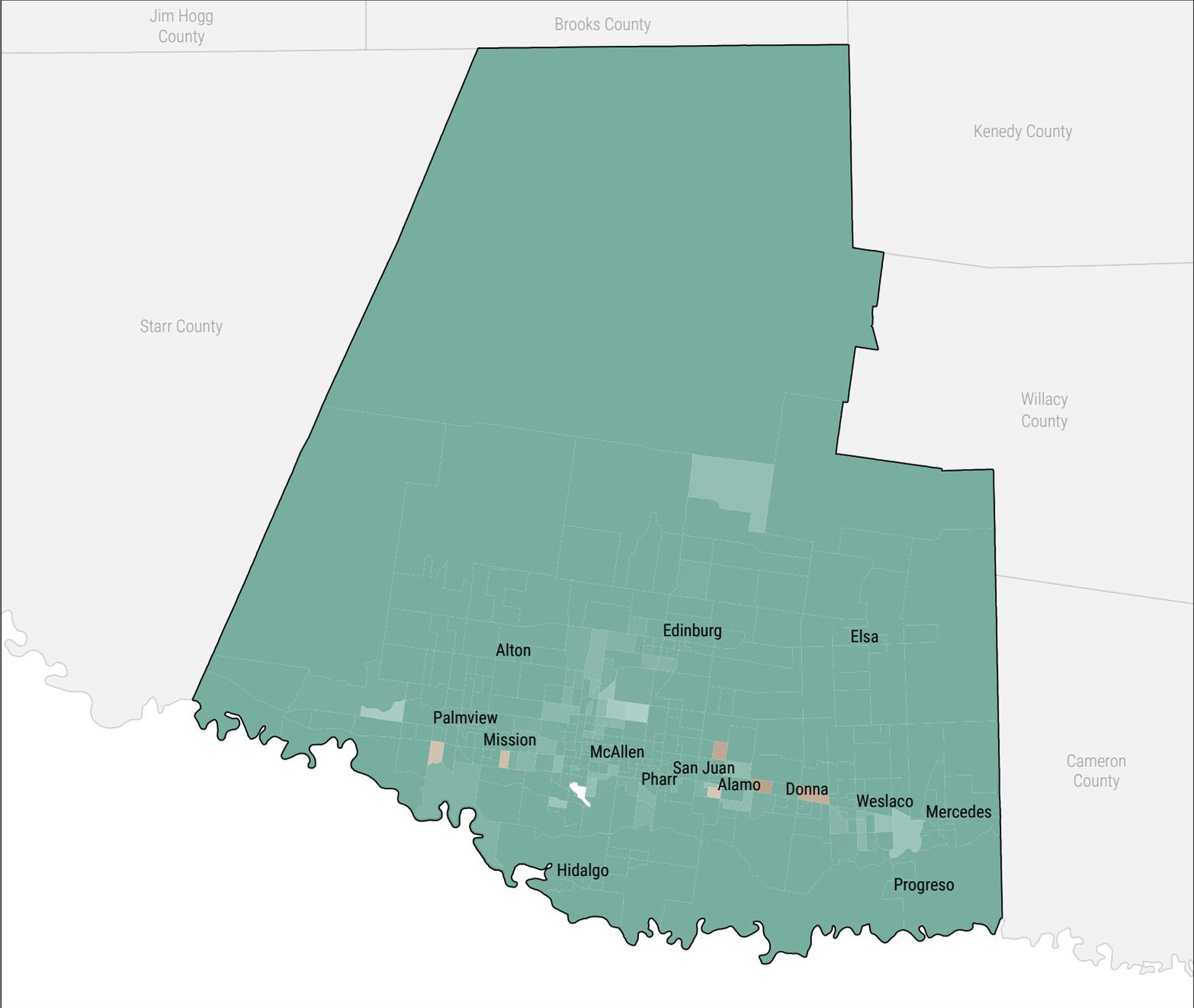


- Project Service Areas
- County Boundaries
- 🏠 Project Sites

Awardee	Application ID	Total Units
City of Pharr	CDR17-1336-APP	80
City of McAllen	CDR17-1335-APP	36



# Hidalgo County: Racial and Ethnic Makeup by Block Group



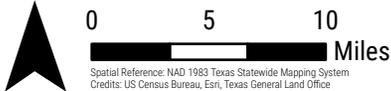
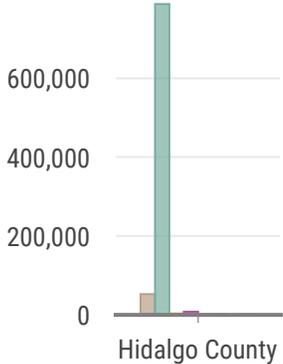
## ACS Race and Ethnicity Variables

- Predominant Category**
- Non-Hispanic White Population
  - Hispanic or Latino Population
  - Black or African American Population
  - Asian Population
  - American Indian and Alaska Native Population
  - Two or More Races Population
  - Native Hawaiian and Other Pacific Islander Population
  - Some Other Race Population

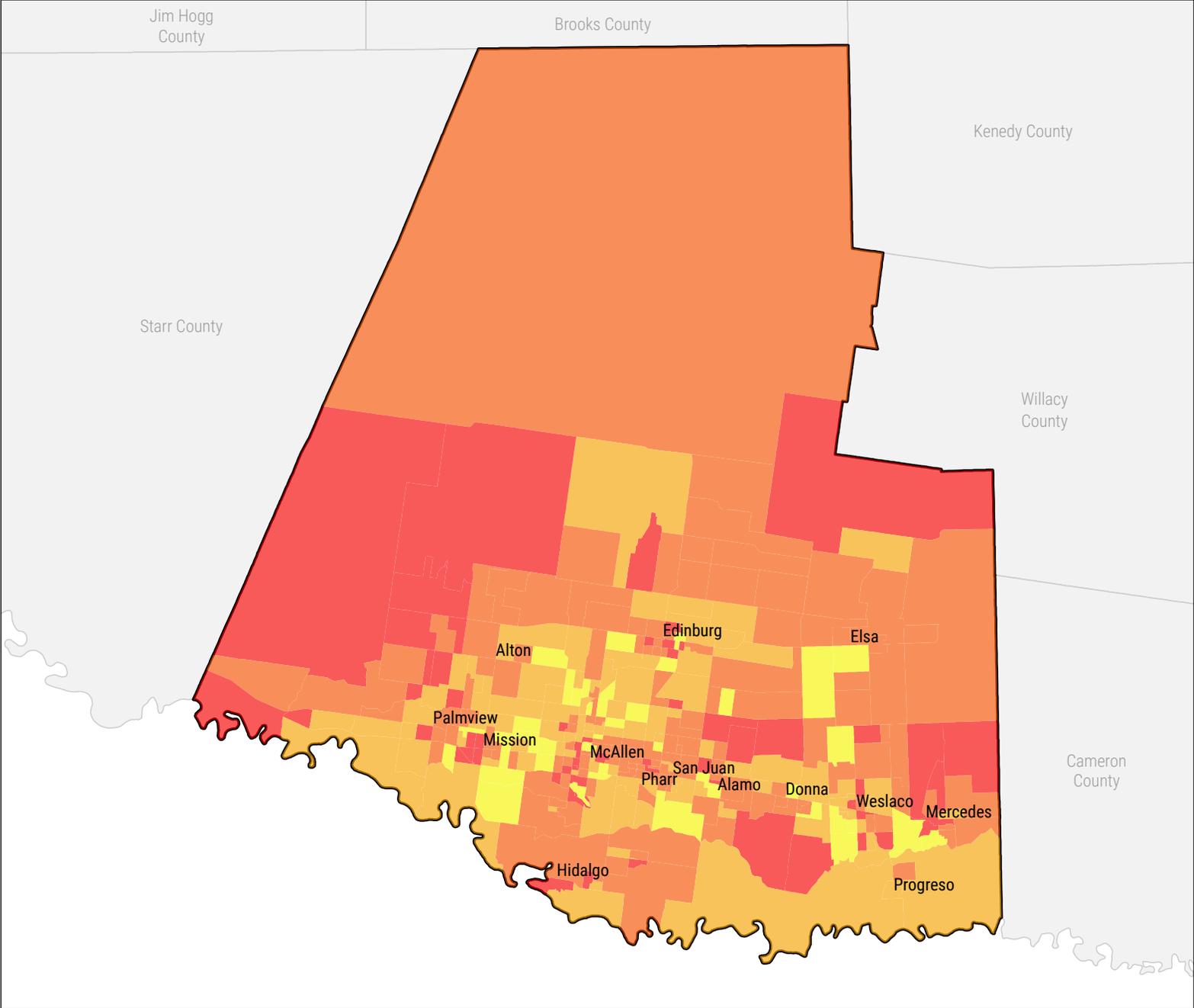
## Strength of Predominance

- 0 - 15
  - 15 - 85
  - 85 - 100
- Note: Block Groups with no predominant category or no population are blank

## Population by Category



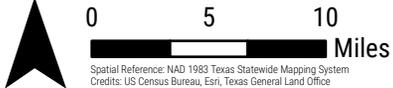
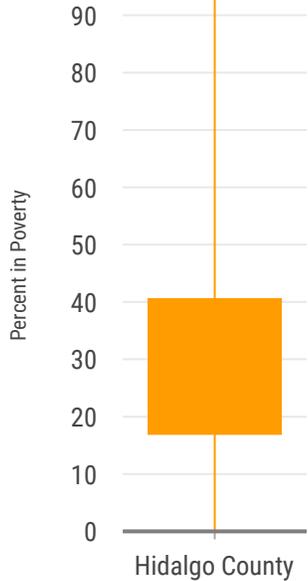
# Hidalgo County: Population in Poverty by Block Group



## Percent of Population in Poverty

- ≤ 10 percent (46 Block Groups)
- 10 - 25 percent (93 Block Groups)
- 25 - 45 percent (141 Block Groups)
- ≥ 45 percent (59 Block Groups)

## Distribution of Percent in Poverty



Competition	2018 South Texas Floods Eligible Area		Cameron County		La Villita Apartments (State MID)	
Application ID					CDR17-1333-APP	
Applicant					Rehabilitation	
Benefit Area					City of Brownsville	
Low- and Moderate-Income <sup>1</sup>	54.52%		55.14%		55.30%	
Median Household Income <sup>2</sup>	\$40,092		\$38,758		\$38,588	
Poverty Rate <sup>3</sup>	23.03%		30.60%		29.30%	
Total Population <sup>4</sup>	1,317,814		421,666		182,271	
Protected Classes	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>RACE<sup>4</sup></b>						
Hispanic or Latino (of any race)	1,199,256	91.00%	378,081	89.70%	171,027	93.83%
Not Hispanic or Latino	118,558	9.00%	43,585	10.30%	11,244	6.17%
White alone	97,619	7.41%	37,770	9.00%	9,008	4.94%
Black or African American alone	5,550	0.42%	1,683	0.40%	705	0.39%
American Indian and Alaska Native alone	1,187	0.09%	573	0.10%	240	0.13%
Asian alone	11,045	0.84%	2,792	0.70%	1,046	0.57%
Native Hawaiian and Other Pacific Islander alone	174	0.01%	47	0.00%	16	0.01%
Some other race alone	1,177	0.09%	49	0.00%	30	0.02%
Two or more races	1,806	0.14%	671	0.20%	199	0.11%
<b>NATIONAL ORIGIN<sup>5</sup></b>						
Native	989,434	75.08%	324,484	77.00%	130,186	71.42%
Born in United States	971,706	73.74%	318,542	75.50%	127,086	69.72%
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	17,728	1.35%	5,942	1.40%	3,100	1.70%
Foreign born	328,380	24.92%	97,182	23.00%	52,085	28.58%
<b>SEX<sup>4</sup></b>						
Male	643,932	48.86%	204,948	48.60%	87,970	48.26%
Female	673,882	51.14%	216,718	51.40%	94,301	51.74%
<b>FAMILIAL STATUS<sup>5</sup></b>						
Total households	375,937	28.53%	124,605	100%	52,162	
Married-couple family	199,559	15.14%	65,112	52.30%	27,358	52.45%
With own children of the householder under 18 years	98,819	7.50%	30,715	24.60%	13,712	26.29%
Cohabiting couple household	14,748	1.12%	4,265	3.40%	1,469	2.82%
With own children of the householder under 18 years	7,532	0.57%	2,194	1.80%	913	1.75%
<b>FAMILIAL STATUS<sup>5</sup></b>						
Male householder, no spouse/partner present	49,715	3.77%	17,408	14.00%	6,572	12.60%
With own children of the householder under 18 years	5,288	0.40%	2,174	1.70%	865	1.66%
Householder living alone	29,668	2.25%	10,091	8.10%	3,614	6.93%
65 years and over	9,885	0.75%	3,953	3.20%	1,253	2.40%
Female householder, no spouse/partner present	111,915	8.49%	37,820	30.40%	16,763	32.14%
With own children of the householder under 18 years	41,054	3.12%	13,229	10.60%	6,325	12.13%
Householder living alone	35,920	2.73%	13,688	11.00%	5,197	9.96%
65 years and over	19,651	1.49%	7,628	6.10%	2,916	5.59%
Households with one or more people under 18 years	178,984	13.58%	57,083	45.80%	25,618	49.11%
Households with one or more people 65 years and over	105,546	8.01%	38,630	31.00%	15,277	29.29%
<b>DISABILITY<sup>5</sup></b>						
Total Civilian Noninstitutionalized Population	1,307,108	99.19%	419,669	100%	181,230	100%
With a disability	168,184	12.76%	52,089	12.40%	20,223	11.16%

<sup>1</sup>HUD LMISD, FY 2021 ACS 5-Year 2011-2015

<sup>2</sup>ACS 5-Year, 2019, Table: S1903, data.census.gov

<sup>3</sup>ACS 5-Year, 2018, Table: S1701, data.census.gov

<sup>4</sup>ACS 5-Year, 2019, Table: DP05, data.census.gov

<sup>5</sup>ACS 5-Year, 2019, Table: DP02, data.census.gov

*Housing Associates of Brownsville, Ltd. - La Villita Apartments: Cameron County -  
\$1,456,000.00*

La Villita is an existing Brownsville Public Housing Authority Complex that is located at 529 Old Port Isabel Road, Brownsville, Texas, 78521 that will be rehabilitated. The apartment complex has 12.24 units per acre with green space present within the development. All 68 units will be guaranteed to house low- and moderate-income (LMI) renters, meaning it has a LMI beneficiary percentage of 100%.

The apartment units are constructed from masonry and have covered entries and patios/balconies. Also on the complex are a community laundry room and a pool near the office. There is ample parking present. Individual units have a microwave oven, a self-cleaning oven, a refrigerator with icemaker, ceiling fans in all rooms, and laundry connections.

La Villita will replace windows and associated drywall and to remove mold and mildew in areas where water damage has occurred and repair stucco repair water has penetrated. Additionally, they will modify 29 units in order to satisfy minimum accessibility standards as well as requirements found in the current Low Income Housing Tax Credit Land Use Restriction Agreement. The scope of work also indicates that the funds will be used to upgrade all units to meet HUD Community Planning and Development Green requirements, to replace HVAC systems, appliances, plumbing features, flooring, and for unit upgrades in select units. The overall community will have new roofing, paint, and general carpentry throughout. Repair will be made to the security lighting, existing pavement and irrigation system.

This area has amenities available nearby, a Head Start program on site, and public schools with assessment ratings of a "B." There are amenities and high-performing schools present, the development is located within a single-family housing neighborhood, and most importantly, the development already exists. The funds will enhance the development for the people living in the community.

Brownsville is a community of 182,271 residents in Cameron County (421,666), while the population of the 2018 South Texas Floods eligible area is 1,317,814. The median household income of Brownsville is \$38,588, less than Cameron County's median income of \$48,115, and less than the 2018 South Texas Floods eligible area's median income of \$40,092. The poverty rate in the city of Brownsville is at 29.30%, less than Cameron County's rate of 30.60%, and greater than the eligible area's poverty rate (23.03%). Brownsville's LMI beneficiary percentage of 55.3% is greater than Cameron County's percentage of 55.14% and greater than the 2018 South Texas Floods eligible area's LMI percentage of 54.52%.

The city of Brownsville's population is 93.83% Hispanic or Latino origin, greater than Cameron County's 89.70% and greater than the percentage for the 2018 South Texas Floods eligible area (91.03%). The population of Brownsville is 4.94% white alone, less than Cameron County's white alone percentage of 9.00% and less than the 2018 South Texas Floods eligible area (7.4%). The city of Brownsville is 0.39% Black or African American alone, less than Cameron County (0.40%) and less than the 2018 South Texas Floods eligible area's percentage of 0.4%. The American Indian and Alaska Native alone percentage for Brownsville is 0.03%, which is greater than Cameron

County and greater than the 2018 South Texas Floods eligible area, who are at 0.1% and 0.1% respectively. The city of Brownsville is 0.57% Asian alone, less than Cameron County's percentage of 0.7% and less than the 2018 South Texas Floods eligible area's rate of 0.8%. The Native Hawaiian and Other Pacific Islander percentage for Brownsville is 0.01%, which is greater than Cameron County (0.0%) and greater than the 2018 South Texas Floods eligible area at 0.0%. In the city of Brownsville, 0.11% of the population is two or more races, less than Cameron County, which is at 0.20%, and less than the 2018 South Texas Floods eligible area that is at 0.14%.

Native born national origin residents from within the United States is 69.72% in the city of Brownsville, less than Cameron County at 77.00%, and less than the eligible area, which is at 75.1%

The city of Brownsville is 48.26% male, less than Cameron County (48.60%) and less than the 2018 South Texas Floods eligible area's percentage of 48.9%. Brownsville is 51.74% female, greater than the 51.40% of Cameron County and greater than the area's female percentage of 51.1%.

The households in Brownsville are comprised of 52.45% married couple families, which is greater than Cameron County's 52.30% and less than the 2018 South Texas Floods eligible area's percentage of 53.2%. The percentage of households in Brownsville that are occupied by married couples who have their own children in the household under 18 is 26.29%. This is greater than Cameron County's percentage of 24.60% and less than the 2018 South Texas Floods eligible area's percentage of 26.3%. The city of Brownsville's households are 2.82% cohabitating households, less than Cameron County's percentage of 3.40% and less than the 2018 South Texas Floods eligible area's 3.9%. Households with cohabitating couples who have their own children in the household under 18 comprise 1.75% of households in Brownsville, which is less than Cameron County's 1.80% and less than the 2018 South Texas Floods eligible area at 2.0%

In the city of Brownsville, 32.14% of households are occupied by a female householder with no spouse or partner present, greater than Cameron County at 30.40% and greater than the 2018 South Texas Floods eligible area's 29.8%. Brownsville's households are 12.13% occupied by female householders with no spouse or partner present and their own children in the household under 18, greater than Cameron County's percentage of 10.60% and greater than the 2018 South Texas Floods eligible area (11.0%). The city of Brownsville's households are 9.96% occupied by female householders living alone, less than Cameron County at 11.00%, and greater than the 2018 South Texas Floods eligible area at 9.5%. The households in Brownsville are 5.59% occupied by female householders with no partner present that are over the age of 65, making it less than Cameron County and greater than the 2018 South Texas Floods eligible area, which are at 6.10% and 5.2% respectively.

The city of Brownsville is comprised of 12.6% households that are occupied by a male with no spouse or partner present, less than Cameron County (14.0%) and less than the 2018 South Texas Floods eligible area of 13.2%. The city of Brownsville's households are 1.66% occupied by a male

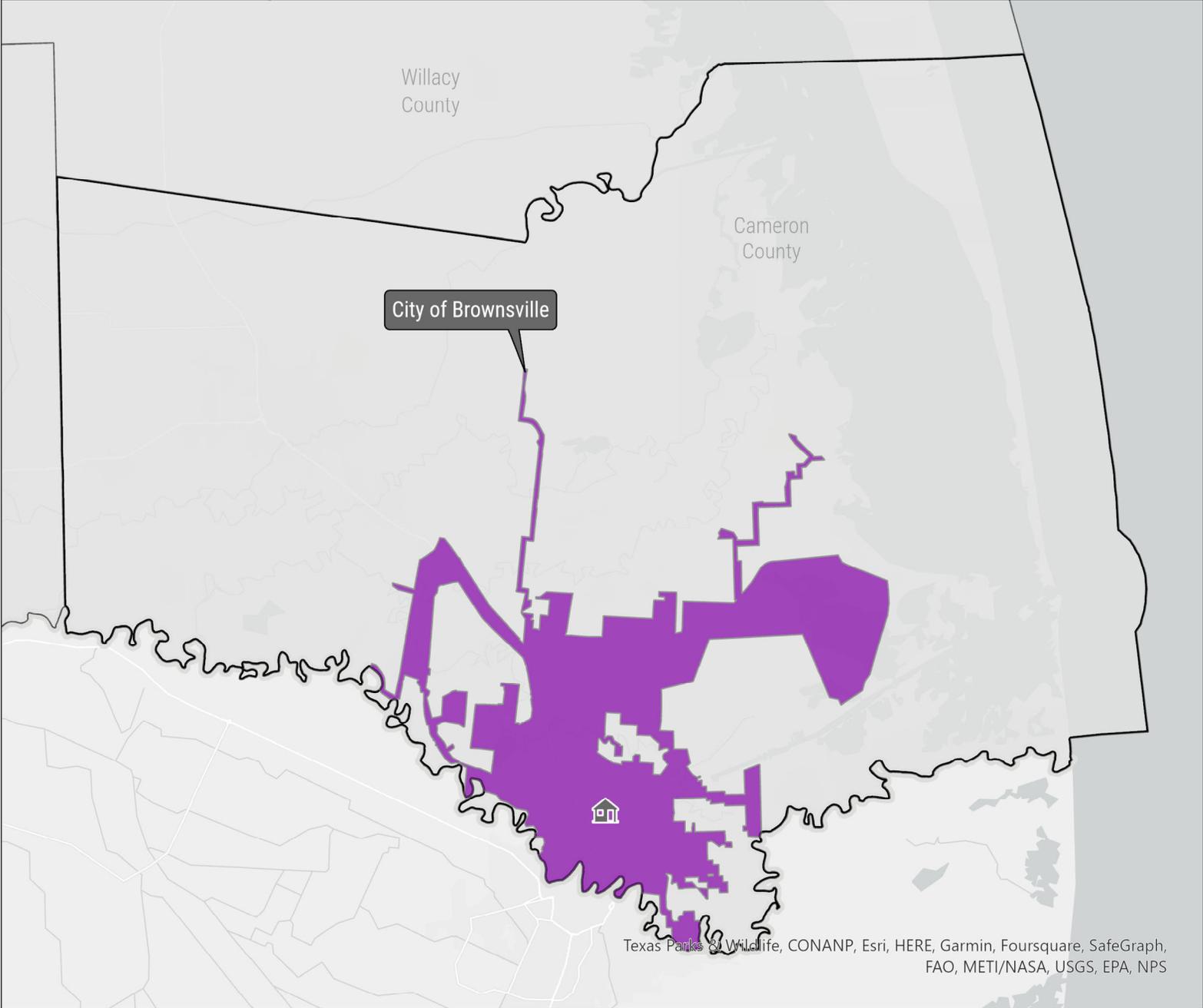
householder with no spouse or partner present who have their own children in the household under 18, less than Cameron County, which is at 1.7% and greater than the 2018 South Texas Floods eligible area's 1.4%. Within Brownsville, 12.6% of households that are occupied by a male living alone, which is greater than Cameron County's 8.1% and greater than the 2018 South Texas Floods eligible area's percentage of 7.9%. The city of Brownsville's households are 2.4% occupied by a male householder over the age of 65 with no partner or spouse, which is less than Cameron County at 3.20% and less than the 2018 South Texas Floods eligible area at 2.6%.

In Brownsville, 49.11% of households have one or more people under the age of 18, this is greater than Cameron County, which is at 45.8% and greater than the 2018 South Texas Floods eligible area at 47.7%. The percentage of households within Brownsville that have one or more people of 65 or older is 49.11%, which is greater than Cameron County's 31.0% and greater than the 2018 South Texas Floods eligible area's 28.0%.

The percentage of persons with a disability in the city of Brownsville is 11.16%, less than Cameron County's 12.4%, and less than the 2018 South Texas Floods eligible area's percentage of 12.9%.

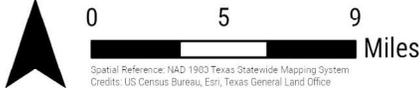
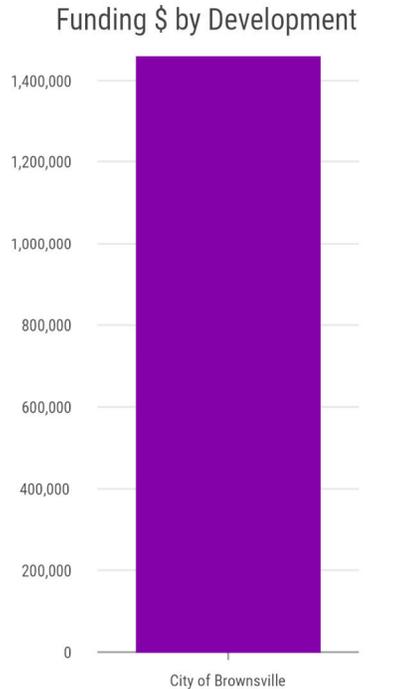
Brownsville has 22 census tracts that are designated as a R/ECAP area. Cameron County has a total of 33 R/ECAP areas.

# Cameron: Project Service Areas

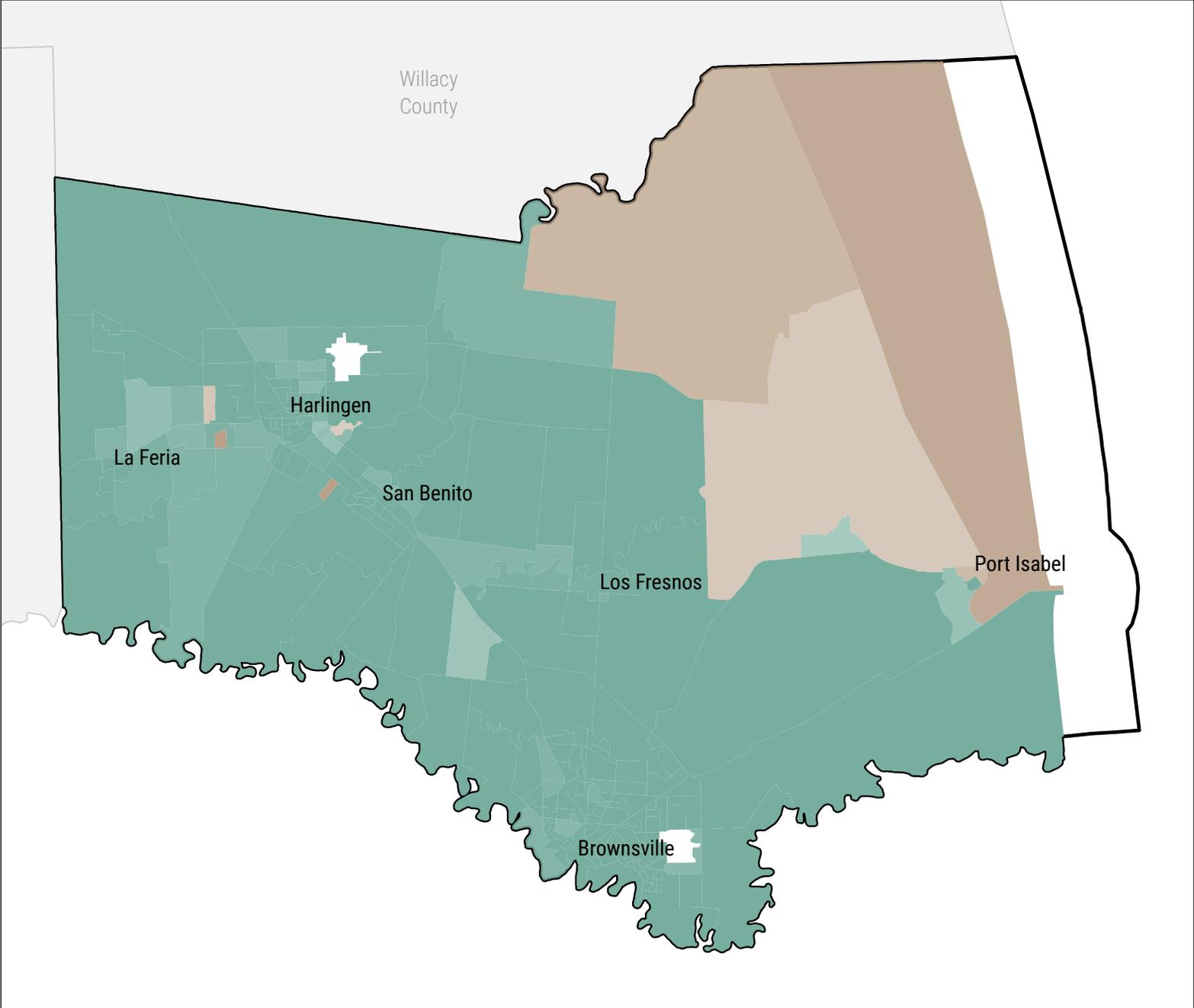


- Project Service Areas
- County Boundaries
- 🏠 Project Sites

Awardee	Application ID	Total Units
City of Brownsville	CDR17-1333-APP	68



# Cameron County: Racial and Ethnic Makeup by Block Group

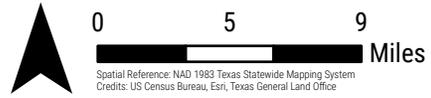
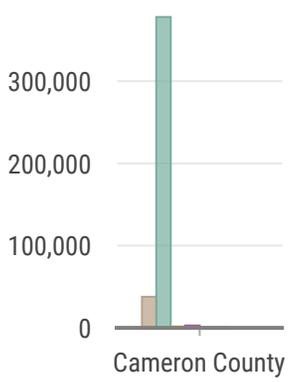


## ACS Race and Ethnicity Variables

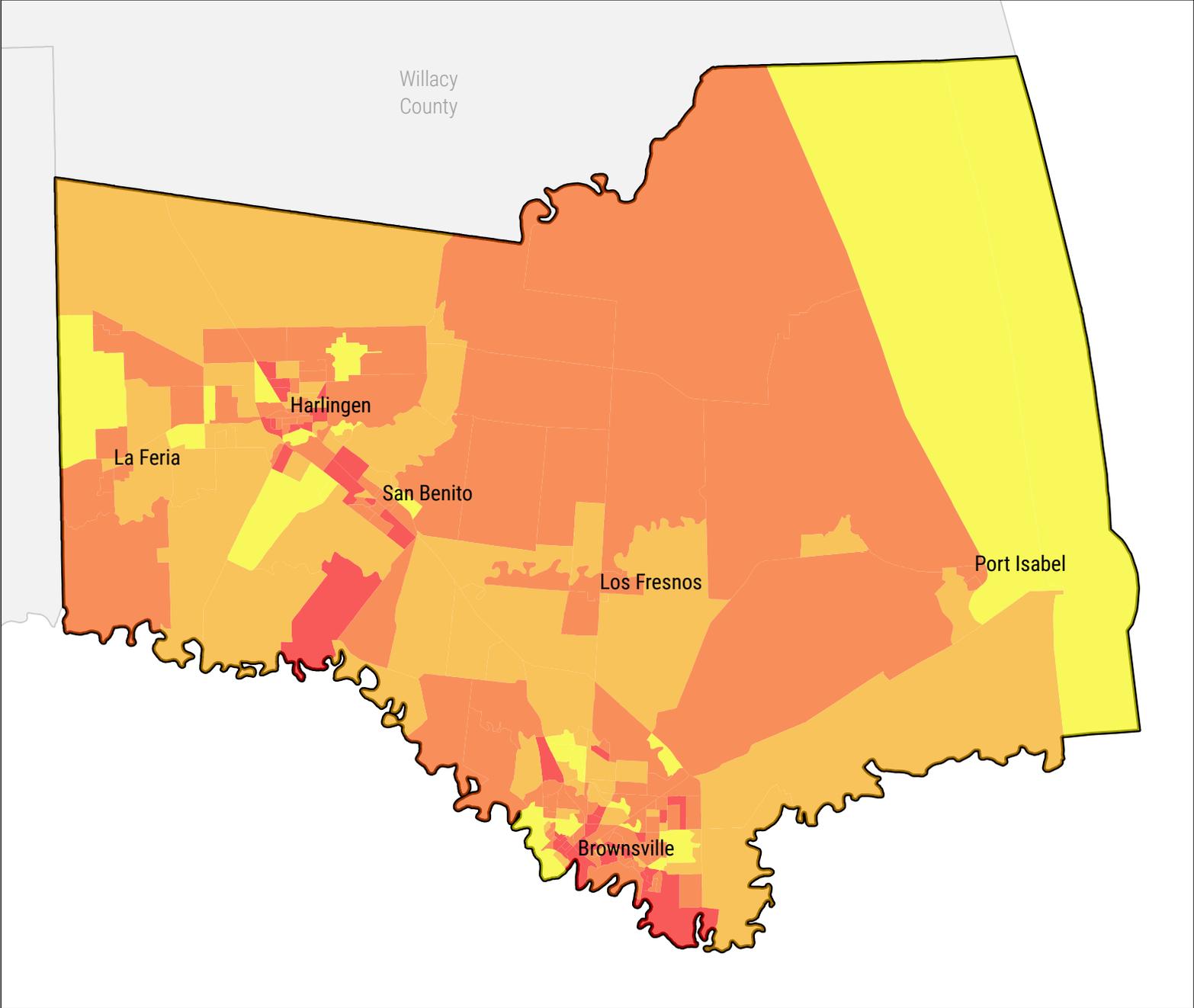
- Predominant Category**
- Non-Hispanic White Population
  - Hispanic or Latino Population
  - Black or African American Population
  - Asian Population
  - American Indian and Alaska Native Population
  - Two or More Races Population
  - Native Hawaiian and Other Pacific Islander Population
  - Some Other Race Population

- Strength of Predominance**
- 0 - 15
  - 15 - 85
  - 85 - 100
- Note: Block Groups with no predominant category or no population are blank

## Population by Category



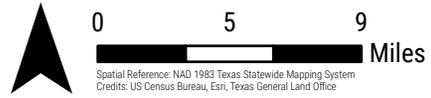
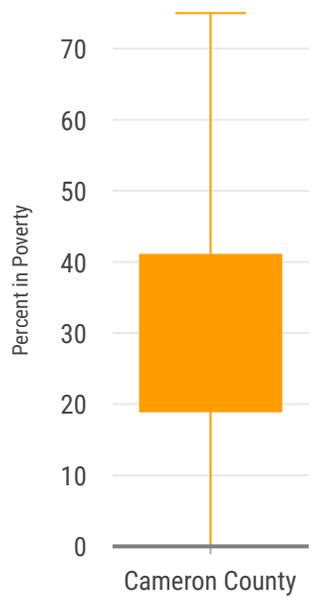
# Cameron County: Population in Poverty by Block Group



## Percent of Population in Poverty

- ≤ 10 percent (27 Block Groups)
- 10 - 25 percent (62 Block Groups)
- 25 - 45 percent (98 Block Groups)
- ≥ 45 percent (38 Block Groups)

## Distribution of Percent in Poverty



Competition	2018 South Texas Floods Eligible Area		Jim Wells County		Casa Real II (State MID)	
Application ID					CDR17-1334-APP	
Applicant					Rehabilitation	
Benefit Area					City of Premont	
Low- and Moderate-Income <sup>1</sup>	54.52%		40.90%		55.30%	
Median Household Income <sup>2</sup>	\$40,092		\$41,505		\$47,879	
Poverty Rate <sup>3</sup>	23.03%		23.00%		20.44%	
Total Population <sup>4</sup>	1,317,814		40,972		2,580	
Protected Classes	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>RACE<sup>4</sup></b>						
Hispanic or Latino (of any race)	1,199,256	91.00%	32,893	80.30%	2,324	90.08%
Not Hispanic or Latino	118,558	9.00%	8,079	19.70%	256	9.92%
White alone	97,619	7.41%	7,357	18.00%	241	9.34%
Black or African American alone	5,550	0.42%	255	0.60%	8	0.31%
American Indian and Alaska Native alone	1,187	0.09%	82	0.20%	0	0.00%
Asian alone	11,045	0.84%	210	0.50%	7	0.27%
Native Hawaiian and Other Pacific Islander alone	174	0.01%	54	0.10%	0	0.00%
Some other race alone	1,177	0.09%	13	0.00%	0	0.00%
Two or more races	1,806	0.14%	108	0.30%	0	0.00%
<b>NATIONAL ORIGIN<sup>5</sup></b>						
Native	989,434	75.08%	38,659	94.40%	2,274	88.14%
Born in United States	971,706	73.74%	38,534	94.00%	2,252	87.29%
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	17,728	1.35%	125	0.30%	22	0.85%
Foreign born	328,380	24.92%	2,313	5.60%	306	11.86%
<b>SEX<sup>4</sup></b>						
Male	643,932	48.86%	20,117	49.10%	1,463	56.71%
Female	673,882	51.14%	20,855	50.90%	1,117	43.29%
<b>FAMILIAL STATUS<sup>5</sup></b>						
Total households	375,937	28.53%	12,987	100%	822	
Married-couple family	199,559	15.14%	6,321	48.70%	401	48.78%
With own children of the householder under 18 years	98,819	7.50%	2,259	17.40%	99	12.04%
Cohabiting couple household	14,748	1.12%	755	5.80%	27	3.28%
With own children of the householder under 18 years	7,532	0.57%	343	2.60%	0	0.00%
<b>FAMILIAL STATUS<sup>5</sup></b>						
Male householder, no spouse/partner present	49,715	3.77%	2,013	15.50%	104	12.65%
With own children of the householder under 18 years	5,288	0.40%	227	1.70%	0	0.00%
Householder living alone	29,668	2.25%	1,281	9.90%	52	6.33%
65 years and over	9,885	0.75%	435	3.30%	0	0.00%
Female householder, no spouse/partner present	111,915	8.49%	3,898	30.00%	290	35.28%
With own children of the householder under 18 years	41,054	3.12%	999	7.70%	15	1.82%
Householder living alone	35,920	2.73%	1,823	14.00%	122	14.84%
65 years and over	19,651	1.49%	824	6.30%	52	6.33%
Households with one or more people under 18 years	178,984	13.58%	4,528	34.90%	181	22.02%
Households with one or more people 65 years and over	105,546	8.01%	4,082	31.40%	327	39.78%
<b>DISABILITY<sup>5</sup></b>						
Total Civilian Noninstitutionalized Population	1,307,108	99.19%	40,584	100%	2,544	100%
With a disability	168,184	12.76%	6,422	15.80%	618	24.29%

<sup>1</sup>HUD LMISD, FY 2021 ACS 5-Year 2011-2015

<sup>2</sup>ACS 5-Year, 2019, Table: S1903, data.census.gov

<sup>3</sup>ACS 5-Year, 2018, Table: S1701, data.census.gov

<sup>4</sup>ACS 5-Year, 2019, Table: DP05, data.census.gov

<sup>5</sup>ACS 5-Year, 2019, Table: DP02, data.census.gov

*Rural Economic Assistance League, Inc. - Casa Real II: Jim Wells County - \$566,000.00*

Casa Real II is an existing apartment complex located at 325 NW Second Street, Premont, TX, 78375 that will be rehabilitated. There are 32 total units, all low income, in the complex. Four of the units are two bedrooms, 22 are one bedroom and six are studio style apartments. The structures have several connected units in each building with a front patio and a small yard in front of the buildings. As all 32 units are already for low- and moderate-income (LMI) housing, this project has a LMI beneficiary percentage of 100%.

The units are made of masonry veneer built on concrete slabs. The units are a garden style walkup layout. All of the units have ceiling fixtures, storage rooms, and warmed and cooled air in the units. Each unit has a storage unit and a sub metered utility meter. All have one bathroom in the unit.

The project includes the rerouting water during weather events throughout the property, replacement of walkways and parking areas, improved safety issues like additional lighting, relocation/rehabilitation of electrical concerns, air handlers, and improvements to the administration building and the signage.

Premont has many smaller houses that are brick and wood sided structures. There are several vacant structures that are within one mile of the property, but most of the town is within one mile. The development fits within the surrounding area as most of the properties are smaller structures.

Premont is a community of 2,580 residents in Jim Wells County (40,972), while the population of the 2018 South Texas Floods eligible area is 1,317,814. The median household income of Premont is \$47,879, greater than Jim Wells County's median income of \$47,629, and greater than the 2018 South Texas Floods eligible area's median income of \$40,092. The poverty rate in the city of Premont is at 20.44%, less than Jim Wells County's rate of 23.0%, and less than the eligible area's poverty rate (23.03%). Premont's LMI percentage of 55.3% is greater than Jim Wells County's percentage of 40.9% and greater than the 2018 South Texas Floods eligible area's LMI percentage of 54.52%.

The city of Premont's population is 90.08% Hispanic or Latino origin, greater than Jim Wells County's 80.3% and less than the percentage for the 2018 South Texas Floods eligible area (91.03%). The population of Premont is 9.34% white alone, less than Jim Wells County's white alone percentage of 18.0% and greater than the 2018 South Texas Floods eligible area (7.4%). The city of Premont is 0.31% Black or African American alone, less than Jim Wells County (0.6%) and less than the 2018 South Texas Floods eligible area's percentage of 0.4%. The American Indian and Alaska Native alone percentage for Premont is 0.0%, which is less than Jim Wells County and less than the 2018 South Texas Floods eligible area, who are at 0.2% and 0.1% respectively. The city of Premont is 0.27% Asian alone, less than Jim Wells County's percentage of 0.5% and less than the 2018 South Texas Floods eligible area's rate of 0.8%. The Native Hawaiian and Other Pacific Islander percentage for Premont is 0.0%, which is less than Jim Wells County (0.1%) and equal to the 2018 South Texas Floods eligible area at 0.0%. In the city of Premont, 0.0% of the population is two or more races, less than Jim Wells County, which is at 0.3%, and less than the 2018 South Texas Floods eligible area that is at 0.1%.

Native born national origin residents from within the United States is 87.29% in the city of Premont, less than Jim Wells County at 94.4% and greater than the eligible area, which is at 75.1%

The city of Premont is 56.71% male, greater than Jim Wells County (49.1%) and greater than the 2018 South Texas Floods eligible area's percentage of 48.9%. Premont is 43.29% female, less than the 50.9% of Jim Wells County and less than the area's female percentage of 51.1%.

The households in Premont are comprised of 48.78% married couple families, which is greater than Jim Wells County's 48.7% and less than the 2018 South Texas Floods eligible area's percentage of 53.2%. The percentage of households in Premont that are occupied by married couples who have their own children in the household under 18 is 12.04%. This is less than Jim Wells County's percentage of 17.4% and less than the 2018 South Texas Floods eligible area's percentage of 26.3%. The city of Premont's households are 3.28% cohabitating households, less than Jim Wells County's percentage of 5.8% and less than the 2018 South Texas Floods eligible area's 3.9%. Households with cohabitating couples who have their own children in the household under 18 comprise 0.0% of households in Premont, which is less than Jim Wells County's 2.6% and less than the 2018 South Texas Floods eligible area at 2.0%

In the city of Premont, 35.28% of households are occupied by a female householder with no spouse or partner present, greater than the Jim Wells County at 30.0% and greater than the 2018 South Texas Floods eligible area's 29.8%. Premont's households are 1.82% occupied by female householders with no spouse or partner present and their own children in the household under 18, less than Jim Wells County's percentage of 7.7% and less than the 2018 South Texas Floods eligible area (11.0%). The city of Premont's households are 14.84% occupied by female householders living alone, greater than Jim Wells County at 14.00%, and greater than the 2018 South Texas Floods eligible area at 9.5%. The households in Premont are 6.33% occupied by female householders with no partner present that are over the age of 65, making it greater than Jim Wells County and greater than the 2018 South Texas Floods eligible area, which are at 6.30% and 5.2% respectively.

The city of Premont is comprised of 12.65% households that are occupied by a male with no spouse or partner present, less than Jim Wells County (15.5%) and less than the 2018 South Texas Floods eligible area of 13.2%. The city of Premont's households are 0.0% occupied by a male householder with no spouse or partner present who have their own children in the household under 18, less than Jim Wells County, which is at 1.7% and less than the 2018 South Texas Floods eligible area's 1.4%. Within Premont, 12.65% of households are occupied by a male living alone, which is greater than Jim Wells County's 9.9% and greater than the 2018 South Texas Floods eligible area's percentage of 7.9%. The city of Premont's households are 0.0% occupied by a male householder over the age of 65 with no partner or spouse, which is less than Jim Wells County at 3.3% and less than the 2018 South Texas Floods eligible area at 2.6%.

In Premont, 22.02% of households have one or more people under the age of 18, this is less than Jim Wells County, which is at 34.90% and less than the 2018 South Texas Floods eligible area at 47.7%. The percentage of households within Premont that have one or more people of 65 or older

is 22.02%, which is less than Jim Wells County's 31.4% and less than the 2018 South Texas Floods eligible area's 28.0%.

The percentage of persons with a disability in the city of Premont is 24.29%, greater than Jim Wells County's 15.80%, and greater than the 2018 South Texas Floods eligible area's percentage of 12.9%.

Premont has zero census tracts that are designated as a R/ECAP area. Jim Wells County also has zero R/ECAP areas.

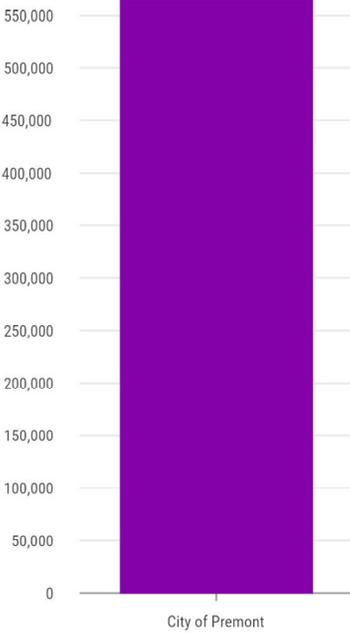
# Jim Wells: Project Service Areas



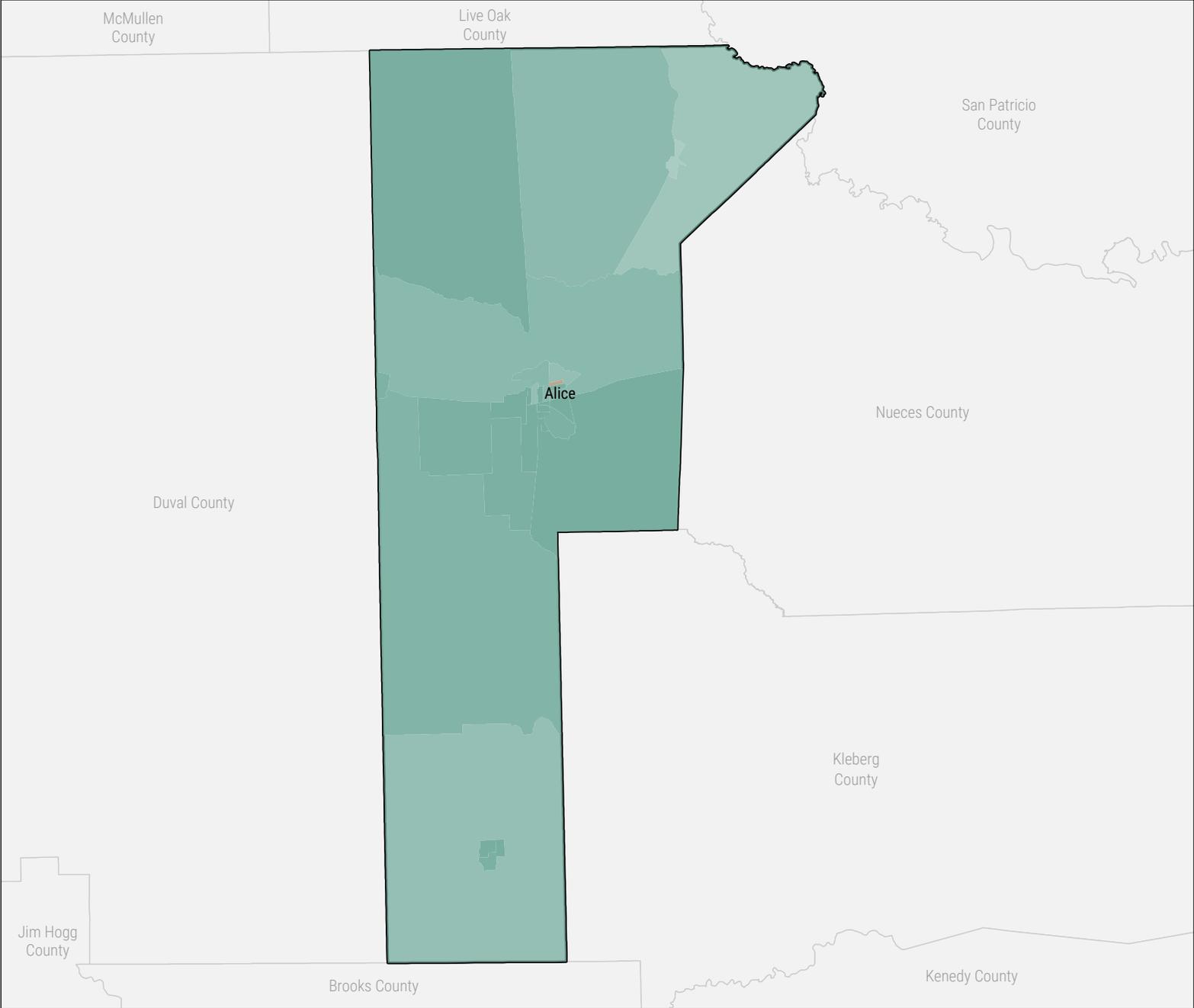
- Project Service Areas
- County Boundaries
- 🏠 Project Sites

Awardee	Application ID	Total Units
City of Premont	DCR17-1334-APP	32

Funding \$ by Development



# Jim Wells County: Racial and Ethnic Makeup by Block Group

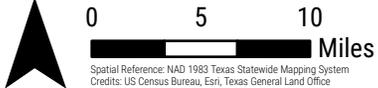
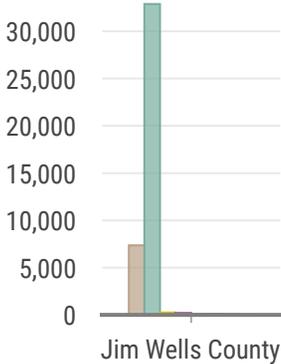


## ACS Race and Ethnicity Variables

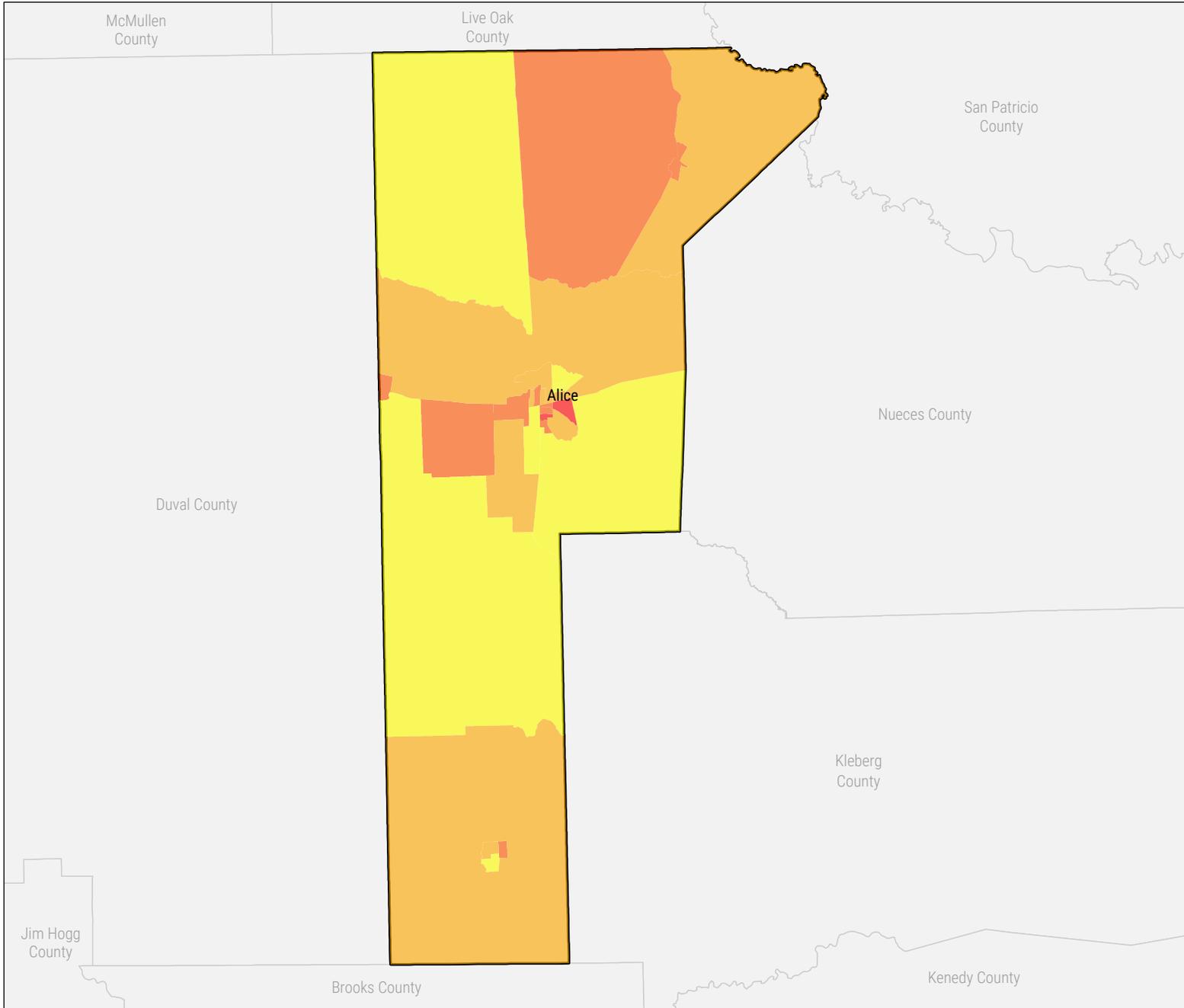
- Predominant Category**
- Non-Hispanic White Population
  - Hispanic or Latino Population
  - Black or African American Population
  - Asian Population
  - American Indian and Alaska Native Population
  - Two or More Races Population
  - Native Hawaiian and Other Pacific Islander Population
  - Some Other Race Population

- Strength of Predominance**
- 0 - 15
  - 15 - 85
  - 85 - 100
- Note: Block Groups with no predominant category or no population are blank

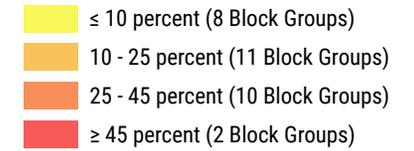
## Population by Category



# Jim Wells County: Population in Poverty by Block Group



## Percent of Population in Poverty



## Distribution of Percent in Poverty

