

**CITY OF MCKINNEY, TEXAS
CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)**

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
REPORTING PERIOD, OCTOBER 1, 2017 – SEPTEMBER 30, 2018.

DRAFT

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 City of McKinney is a CDBG recipient of funds from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Annual Performance and Evaluation Report known as the CAPER, details the priorities identified within the Five-Year Consolidated Plan 2015-2019 and the Annual Action Plan for 2017-18 from October 1, 2017 – September 30, 2018.

Provide Decent Housing. The City administered a Housing Rehabilitation Program, provided shelter for homeless residents; provided emergency rental, mortgage and utility assistance to households at risk of homelessness and supported the preservation of affordable housing under the purchase of two lots to build new homes.

- *Preservation.* 11 owner-occupied households received emergency or significant home repair assistance - half of those were elderly or persons with disabilities households and one household had lead-based paint corrections for a safer environment.
- *Homelessness and prevention.* The Samaritan Inn provided comprehensive case management assistance to shelter residents. Homeless prevention for those at risk received assistance through CDBG where more than 80 persons received assistance. Public services funding with the Salvation Army, McKinney corps assisted households with emergency assistance of utility, rental or mortgage assistance to prevent homelessness.
- *Preserving Affordable Housing.* Habitat for Humanity of Collin County purchased land under the vacant lot acquisition program to build two homes.

Suitable Living Environment. Public Services funded by CDBG assisted to sustain or provide accessibility to services.

- Serving eligible McKinney senior citizens with meals through Meals on Wheels of Collin County. Seniors also received counseling and other support services through Wellness Center for Older Adults.
- Education support is critical to future McKinney workforce and support in elementary level sets the foundation for achievement. Communities in Schools of Dallas received funding to continue their academic program with Caldwell Elementary to support teachers, children and parents with education enhancements, including counseling, technology/coding teams, parental support and coordination with agencies for home needs.

Expanding Economic Opportunity. Staff attended the first National Section 3 training conference offered by HUD in Dallas in June, 2018. Housing & Community Development staff continue to provide education to contractors and subrecipients regarding the importance and requirements under Section 3. Under the City’s Community Economic Development program, one business received commercial rehabilitation through the Façade Improvement Program. A micro-enterprise recipient who began the program in FY 2016-2017 received technical assistance in FY 2017-18 that included coaching and support with a MBE business toward to accomplish obtaining food certification and a business location.

The city also leveraged community development resources through its Community Support Grant, funded through the general fund. More than 600 persons in housing and non-housing (public services, community and economic development) activities received direct benefit from the Community Development Block Grant. Public education increased with greater awareness of city programs through public hearings, neighborhood meetings. Comprehensive Planning, McKinney 2040 and Fair Housing forums also engaged residents city-wide during the program year in discussion about community needs, personal impact and planning goals for current and future years.

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
Economic and Community Development	Non-Housing Community Development	CDBG: \$30,353	Facade treatment/business building rehabilitation	Business	2	1	100.00%	1	1	100.00%
Economic and Community Development	Non-Housing Community Development	CDBG: \$ 500	Businesses assisted	Businesses Assisted	2	2	100.00%	1	2	200.00%
Grant Administration	Grant Administration	CDBG: \$133,409	Other	Other	1	0	0.00%	1	0	0.00%
Homeless and Homeless Prevention	Non-Housing Community Development	CDBG: \$21,138	Homelessness Prevention	Persons Assisted	50	88	176.00%		12	
Housing	Affordable Housing	CDBG: \$ 24,167	Homeowner Housing Added	Household Housing Unit	2	0	0.00%	1	0	0.00%
Housing	Affordable Housing	CDBG: \$257,720	Homeowner Housing Rehabilitated	Household Housing Unit	20	13	65.00%	20	10	50.00%

Non-Housing Community Development	Non-Housing Community Development	CDBG: \$ 100,184	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	255	1236	484.71%	500	865	173.00%
Non-Housing Community Development	Non-Housing Community Development	CDBG: \$169,561	Other	Other	800	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 primary use of CDBG funds under the 2017-18 program year were in the areas of housing rehabilitation, affordable housing, public services, community economic development and grant administration. The City met compliance requirements of reaching more than 70% service overall for the grant to benefit low-to-moderate income persons and households, including meeting or exceeding program goals in the public service and housing categories, including benefit to special needs populations. Highest priority under the plan is housing: The City partnered with Habitat for Humanity of Collin County to preserve affordable housing development. The agency used CDBG under the city’s vacant lot acquisition program to purchase a lot on Anthony Street, they were able to develop two affordable homes for low-income families.

Eleven (11) low-income persons receive assistance through the city’s housing rehabilitation program, including emergency to reconstructive repairs, to six senior citizen and female head of household home homeowners.

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	364
Black or African American	173
Asian	1
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	0
American Indian/Alaskan Native & Black/African American	10
Asian & White	2
Black/African-American & White	6
Multi-racial	50
Total	608
Hispanic	151
Not Hispanic	558

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

Narrative

The numbers listed above only reflect the racial composition of those clients assisted with federal funds only under the Community Development Block Grant. Public service programs funded under CDBG may also have non-federal funding matched that leverages the amount of federal funds invested in those programs. Also noted - the racial and ethnic composition chart as listed does not have a Race categorized as "Other, therefore the Native Hawaiian or other Pacific Islander field is being utilized to enter the data for "Other" race ace is not included in the chart. At the time of application intake, applicants identify their race and ethnicity under each activity. Any person of a race can also identify under Hispanic ethnicity.

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	CDBG	1,216,515	737,032
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
General Fund	General Fund	119,700	119,315
Other	Other		

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
McKinney City Limits	80	100	Citywide

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG funds are used citywide for those who income qualify for funded services, with emphasis in the most low-to-moderate (LMI) income census tracts (CT), including 309, 308, 307 and 306 as defined by HUD and the U.S. Bureau of the Census. Funding was made available through city and subrecipient programs on a first-come, first-served basis contingent of the needs in the community. Projects that were area based included the Façade Improvement Program, where location required businesses to be within the city's lowest income census tracts of 309, 307 or 308. These boundary areas primarily are east of Highway 5 and Hwy 380. The majority of repairs continue to be used in the older neighborhoods and LMI areas where seniors, minorities, the disabled were in need to receive home repairs and public services, including meals on wheels, homeless prevention services and home repairs.

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 City of McKinney used federal and local resources to fulfill the needs identified under the Consolidated Plan and the Annual Action Plan. Other resources included funds from Choice Vouchers used and accessed separately under the McKinney Housing Authority; Tenant Based Rental Assistance was used through the State of Texas under TDHCA to benefit 5 residents and reported under the state's CAPER. These programs are available directly to low-to-moderate income households and persons, and agencies. The City directly leveraged \$119,315 in general funds under the Community Support Grant to benefit residents. Nonprofit agencies provided services that included youth and senior services, mental health and counseling to benefit residents. No program income was received by the City.

The Community Development Block Grant (CDBG) does not have any matching fund requirements.

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	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	110	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	5	5
Number of households supported through The Production of New Units	2	2
Number of households supported through Rehab of Existing Units	10	10
Number of households supported through Acquisition of Existing Units	0	0
Total	20	27

Table 6 – Number of Households Supported

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

The City notices that the table does not properly report or display the One-Year Goals as entered in the eConPlanning Suite. Review will be conducted and revised if needed. The goal of the affordable housing goals included the opportunity to increase the affordable housing unit stock and to also help preserve existing housing stock. The single family housing rehabilitation program reached low-to-moderate income eligible homeowners in an effort to improve the condition of their housing unit, while also improving the homeowner's affordability over time, where funding that was not available to the owner for repairs can now be used to other basic needs. Public awareness of programs includes water bill insert mailings to households, presentations at P.R.I.D.E. meetings, and information on the city's website have been geared to increase the number of participant applications.

Under affordable housing, the City uses funds awarded under TDHCA (Texas Department of Housing and Community Affairs) to assist eligible persons under Long Term Rental Assistance through the Tenant-Based Rental Assistance Program (TBRA). The TBRA program awarded the city use of funds to assist eligible tenants with security and utility deposits, as well as rental subsidies for a period up to 24 months, while the household engages in a self-sufficiency program. Applicants can apply directly through the city or under a referral with the Samaritan Inn, a local shelter. During the program reporting period, the city assisted 5 persons under TBRA; assisted households are reported in the city's narrative and actual numbers are reported under the State's CAPER reporting. The use of CDBG funds provides benefit to McKinney residents toward homeless prevention, under Emergency Financial Assistance – short term rent, mortgage or utility programs. Community Lifeline Center and the Salvation Army reported more than 50 households persons benefited from rental, mortgage or utility assistance.

The single family rehabilitation program targets low-to-moderate income homeowners in an effort to improve the condition of their housing unit, while maintaining or improving the unit's affordability. Residents have a greater choice in receiving assistance for external repairs in the most predominate locations. Program staff began retooling the program to attract greater participation in other areas and improved coordination with other agencies for referrals. The city also increased collaborative referrals among agencies, water bill inserts and increased social media resources.

The subrecipient North Collin County Habitat for Humanity merged during the program year with South Collin Habitat affiliate to create one agency, now known as Habitat for Humanity of Collin County. The agency used its CDBG funding to purchase a vacant lot and built two affordable homes. The city's Development Services Division also provided support to the agency by assisting with plan development of a new neighborhood build, called Cotton Groves, a 36 townhouse development made from shipping containers. While CDBG funding was not able to be included in the development, the city supported the build through zoning re-evaluations, seeking other funding sources, and creating meetings for public engagement. The project is estimated to begin in 2019. There was notable difference this year in the reduction or elimination of homebuyer assistance toward affordable housing units. Increased home prices and caps to HUD affordable limits in our area reduced ability to obtain any participants under the homebuyers program. Median prices are beyond the HUD affordable cap where starter homes are now \$280,000 and higher. The market and the caps reduced the city's impact for those reaching for ownership. The city plans to re-evaluate goals under the Consolidated Plan in this area and consider whether or not to apply for future state funds. Public education continues to assist residents with knowledge through the homebuyers program, where direct closing cost funding cannot assist.

Discuss how these outcomes will impact future annual action plans.

The City continues its endeavors to meet its Consolidated Plan goals by program year 2019 provided that funding levels are either maintained as under the first year of the plan or increased in future years under the plan. To increase participation and awareness of the housing and community development

programs, the city will expand awareness to new areas with presentations, water bill inserts, expansion of social media under the city's Facebook or Twitter feeds, flyers and ways to expand or develop new partnerships. The City will continue to work with McKinney ISD schools, city departments, the library and other social service organizations to market the program. The City will hire a Neighborhood Services Coordinator in FY 2018-19, with opportunities to further expand awareness of the program to other communities.

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	3	0
Low-income	4	0
Moderate-income	3	0
Total	11	0

Table 7 – Number of Households Served

Narrative Information

Under the city's Housing Rehabilitation program 11 owner-occupied, low-income households were served under the program based on eligible income and the activity. To address the needs of community and sustainability, the housing rehabilitation program expanded to include substantial rehabilitation to support reconstructive repairs for elderly to improve energy, safety and help them age in place.

The city developed a one-page informational flyer in English and Spanish of CDBG and Community Support Grant funded agencies and other city services to expand awareness to residents of available services. Information was distributed to families during Back-to-School partnership events with McKinney ISD. The flyer will be updated annually and will also be posted on the city's website in the coming year.

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 was an organizing participant under the January 2018 Point-in-Time Count in McKinney to reach out to those in need on that night. Within Collin County, which includes McKinney, the agency the Assistance Center of Collin County and CITYHOUSE provide street outreach through HUD's Emergency Shelter Grant (ESG). In a collaborative effort, both agencies work together under a grant approximately \$300,000 in funding, which was exhausted during the reporting period.

The city continued to work under the Metro Dallas Homeless Alliance, which includes both Dallas and Collin County Continuum of Care toward the goal of reducing and ending homelessness. The Alliance staffed a Coordinated Access & Assessment/HMIS Case Manager, who worked part-time in Collin County to assist residents. McKinney residents were provided information through the city, its subrecipients and other organizations. Under the CDBG program, the city enlisted the Salvation Army, McKinney Corps to provide emergency homeless prevention services that included utility, rental or mortgage assistance for households in need. Emergency funding cannot exceed three months and agencies set up procedures to ensure compliance and assisted participants with mental health and financial counseling to ensure greater security to avoid emergencies. Twelve households benefited from the Emergency assistance and prevented eviction.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City works through the Continuum of Care actions to ensure services are provided and funded in Collin County, which includes access to McKinney residents in need. Consultation includes public service agencies and interested persons within the County and the City that provide services including healthcare, Mental Health services, assisted housing and other social services including job assistance, food and other resources. The City is active as a member of the Collin County Homeless Coalition, which is a part of the larger Metro Dallas Homeless Alliance (MDHA). The City participated in the Collin County Veteran Coalition, a group of government and non-governmental groups coordinating services for veterans and creating a greater network to aid veterans with housing and health needs. This has been a tremendous resource and the group has begun preparations for the next year point in time count.

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

As a priority for homeless prevention, CDBG funding was awarded and used by the Salvation Army, McKinney Corps and provided assistance to households in need for rent and utility assistance. Both agencies also provide other non-CDBG funded services including gas vouchers and food assistance from their pantries.

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 participates in the Collin County Continuum of Care and MDHA to assist homeless families and persons through the COC and Emergency Solution Grants. The Collin County Homeless Coalition includes cities, faith-based organizations, businesses, school districts and other concerned persons and advocates who want to ensure the care and elimination of homelessness, as well as to provide needed resources to serve. Each year in November, the largest cities in Collin County bring awareness of homelessness and hunger through proclamation ceremonies during National Homelessness Week. More than 100 find members meet monthly to discuss issues and learn about new resources. The cities of McKinney, Frisco, Allen and Plano serve in an advisory capacity to assist with resources, share grant announcements and coordinate the Point-in-Time count in each city, where data is collected and reported to MDHA. Volunteers throughout the city participate to help in the count.

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

Actions taken to address the needs of public housing

The Housing Authority of McKinney, Texas is responsible for the independent management and operation of the public housing programs within the City of McKinney. MHA implements the program and public housing policies through the provision of low income housing, housing choice vouchers, multi-family mixed income properties and other efforts to implement the delivery of affordable housing options and services. MHA operates 201 affordable housing units ranging from 1 to 3 bedroom apartments. Under the action plan, there were 186 occupied units of the 201 units. Under these units, 141 were identified as Extremely Low income; 36 were very low income; 8 were low-income and 1 persons was above low income status. The average annual income of residents is \$12,849. Of all public housing residents, only 3% had no income; 11% earned more than \$ 25,000, while 86% had incomes that fell between \$1 and \$25,000.

MHA faced the challenges of leasing, maintaining units due to the aging housing stock of the public units and severe backlog of capital needs. Actions taken included the work of MHA as a participant of the Rental Assistance Demonstration program, to preserve public and HUD-assisted housing units through conversion. The first units re-developed were Newsome Homes, completed during the program year. The original structure was a 1960s property of 64 units just east of McDonald Street. The conversion is an approximately \$22 million project, to develop a three-story 180- complex for senior citizens. MHA is one of three Texas housing authorities chosen for the U.S. Department of Housing and Urban Development's (HUD) rental assistance demonstration program, which allows mostly private capital to fund affordable housing developments. The project included funding from the McKinney Community Development Corporation, McKinney Finance Corporation, Private Equity and State of Texas funding. CDBG funds were used outside of construction efforts to assist with resident relocation. Under temporary relocation, eligible residents had first rights to return. The project has been a key part of revitalization efforts in or near the lower downtown area.

During the reporting period, MHA began informing residents of Newsome Homes of their intent to rebuild the apartments and began relocation for residents. The project is anticipated to take approximately 18 months.

In the past four years, the McKinney Housing Authority has led in the most significant expansion of preservation and new affordable housing in McKinney through the construction of two multi-family apartment home builds: The construction of Millennium, includes 130 units reserved for low-income residents, and also the Post Oak Apartments, continues to expand resources as this property also includes another 130 units for low-income residents. Both mixed-income properties include a larger number of market-rate apartment homes for rent. Features include greater energy efficiency, 9ft ceilings in all bedrooms, Wi-Fi connections, outdoor living and parking and other amenities.

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

McKinney Housing Authority programs encourage residents to attend financial improvement and homeownership classes. Outreach is conducted through partnerships with the City of McKinney's First-time homebuyer classes, fair housing education, hearings, and outreach. The Housing Authority held its annual Community fest to encourage MHA and community residents on homeownership and financial literacy. The event included support from local service providers.

Residents are also encouraged to take advantage of the classes and work with housing partners and apply for programs that feature down payment assistance and closing costs through banks or work through Habitat for Humanity of Collin County. However, with the rising costs of homes there are few opportunities for potential applicants to purchase homes under \$280,000. With support from nonprofit agencies, they also supported participants to achieve goals in technology through a pilot program under Collin College, to prepare for possible careers or certifications in this area.

Actions taken to provide assistance to troubled PHAs

The McKinney Housing Authority was not classified as a troubled PHA during the reporting period.

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

The City continues to support housing initiatives that benefit McKinney residents toward affordable options. The city does not have any codes or regulations identified as regulatory barriers to affordable housing and continues to review policies on an ongoing basis to review where possible actions may have an impact. The City continues to hold community conversations to address concerns and to request citizen input in planning. The most recent effort includes revision to the City's Comprehensive Plan, McKinney 2040 - One Community. One Vision. The City provided interactive workshops with P.R.I.D.E. Communities and held Citywide Open Houses to provide updates and gain input on zoning, growth and other policies regarding quality of life residential investments.

Transportation has been a barrier as the agency TAPS no longer provides transportation to McKinney. The city received access to transit funds in McKinney. Below are some of the steps the city has recently taken to begin limited public transit services in McKinney.

1. McKinney authorized the creation of an Urban Transit District. This district can apply for and receive grant funding for public transit services. Following City Council authorization, McKinney sent a request to the McKinney Urbanized Area members (McKinney, Prosper, Celina, Melissa, Lowry Crossing, Princeton and Collin County) for their initial appointment to the Board of Directors for the Urban Transit District. The city created a board and engaged support and input from residents through several public hearings.
2. McKinney is a direct recipient for the Urbanized Area Formula Program for the McKinney Urbanized Area (MUZA). The city's Transit Administrator coordinates FTA funding resources, routes and oversees the program. Limited on-demand service has been provided to McKinney residents as the program continues and the city has partnered with the Denton Area Transit Authority for service.
3. McKinney continues to meet administrative requirements required to receive funding for both TxDOT and FTA grant funding. This includes, but is not limited to: Master Grant Agreement execution, formal application, FTA Certification and Assurances (executed), ethics certifications, Title VI Program for transportation, written policies and procedures for transit, preventative maintenance program, indirect cost plan, draft budget, draft Urban Transit District bylaws, etc.
4. During the program year, the Transit Administrator continues resident outreach and awareness through community presentations, tie in presentations at special events and direct resident outreach at libraries, agencies and neighborhood meetings to promote the program and draw awareness.

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

There is always a challenge to meet the ongoing need for program activities with limited funding resources. The City continues to work more effectively to collaborate with other agencies and organization to leverage funding resources. The City leverages its CDBG allocation with the City's Community Support Grant funding up to \$ 119,700. The City has also provided technical assistance or encouraged agencies to apply for homeless prevention, rapid rehousing or funding from corporate foundations to provide services. The Community Support Grant provides healthcare, food, clothing, education, counseling and other non-housing financial assistance. Throughout the year, the City participated in the Collin County Homeless Coalition and provided referral assistance to homeless or those at risk, as well as coordination of the Point-in-Time Homeless Count. At minimum of four times per year, The city coordinated meetings and involvement with P.R.I.D.E. residents (Promoting Resident Involvement, Development and Enthusiasm) meetings to gain resident input, provide access to citizen participation and improve services.

The City's Public Safety Department continues to improve Community Policing resources with the start in five neighborhoods and developed a City-wide Quarterly meeting group of residents and community leaders to strengthen community relations. The Department continues to host a community patrol office in Old Settler's Recreation & Community Center, in the largest LMI census tract and regularly provides outreach with residents. Their efforts to also coordinate city-wide social events on occasion helped to build increased trust through events like the annual Hoop with the Blue, Tacos with Cops, and Community Forum Chats with the Faith-Based Community have drawn more than 900 participants throughout the year. The Public Safety department also works regularly with the Housing and Community Development Department to share or gain insights for planning and information to meet underserved needs. The City continues implementation, resources, improvements and training under its Transition Plan for compliance and impact of resident needs under the guidance of the city's ADA Coordinator and compliance for CDBG under the grant to assist persons with disabilities.

The agencies of Collin County Committee on Aging and the Wellness Center also work with the City's Public Safety and Senior Center departments to assist in coordination of needs. The City will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all City programs, services, and activities. For example, individuals with service animals are welcomed in City offices, even where pets are generally prohibited. This is also applicable to the City's subrecipients as well.

The city is also working with agency groups and coalitions, including the Collin County Homeless Coalition, Collin County Social Services Association, Collin County Early Childhood Coalition and Collin County Veterans Coalition to determine how to best enhance coordination efforts. As the county continues to grow, McKinney is working with Collin College and United Way to explore opportunities to assist nonprofit agencies in building organizational capacity.

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

The City also addresses the underserved needs through reductions in lead-based paint hazards. CDBG funded housing rehabilitation projects include a lead-based paint assessment or inspection as required by regulation 24 CFR Part 35. The City's Housing Inspector position is funded under CDBG and a certified Lead LBP Assessor and Inspector with the State of Texas. To help reduce and abate lead-based paint hazards, the City also utilizes public education and provides information to households receiving assistance under the City's Owner-Occupied Housing Rehabilitation program. The City also reviews and ensures current LBP requirements for contractors awarded to work on housing units. The HUD lead-based paint booklet was given to all required housing households and homeowners also signed documentation ensuring a copy was received and before testing, homeowners signed permission to test with the understanding of the requirements and receipt of the results as applicable. Under the program year, only one home met LBP testing requirements for repairs.

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

The City provided CDBG funding through two public service agencies – Salvation Army, McKinney Corps - under homeless prevention strategies, where households were threatened with the verge of eviction or utility shutoff. Participants received emergency assistance for rent, mortgage or utility assistance, along with financial and career counseling. Education is a key component to reducing generational poverty in families; through funding under the Communities in Schools of Dallas, CDBG funds benefited 45 students at Caldwell Elementary for another year, where the highest household income was less than \$25,000 annually. While students provided case management for a total of 150 students, 45 were directly impacted by CDBG. Campus staff conducted 68 home visits and students at risk received personal or small group mentoring, tutoring and support with student and family needs. Parents received assistance with education, social and emotional referrals. The overall goal succeeds in reducing dropout rates, reduction of juvenile substance abuse, teen pregnancy and juvenile crime. Most importantly, the program enhanced enrichment activities that improved self-esteem, respect, nutrition and friendship among the students themselves, parents and agency partners toward early intervention.

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

There is always an ongoing need for greater and concise information sharing and resources among non-governmental agencies that serve McKinney residents. The City of McKinney continues to collaborate with the Collin County Homeless Coalition, Collin County Committee on Aging, Collin County Social Services Association, National Community Development Association, Metro Dallas Homeless Alliance Continuum of Care; Collin County Health and Wellness Alliance, Texas Association of Housing and Local Finance Agencies. Under the City's CDBG and Community Support Grant application processes, applicants are asked about collaborations between agencies and the City provides technical assistance during the application process and assistance agencies throughout the year. After the completion of each application process, staff continues to enhance the process by improving coordination; all application processes for agency funding are online and the city will continue to enhance the process.

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

The city participates in a variety of coalitions, associations and commissions, including the Collin County Homeless Coalition, Collin County Social Services Association and Collin County Committee on Children and Wellness, among others, to be able to assess and have known information about special needs population.

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 will continue to take actions to overcome effects of any impediments and to provide information and resources to affirmatively further fair housing. The City continued to enforce its current Analysis of Impediments to Fair Housing Choice. During the reporting period, the city conducted community forums, focus groups and public hearings during the months of November, 2017 – March, 2018 to engage public input on housing needs, impediments and concerns. while working in preparation for the upcoming requirements under the Assessment of Fair Housing. The City continued to also work in concern with the McKinney Housing Authority on impediment concerns. Citizen concerns that resulted in Tenant Rights issues were referred to community partners, including Legal Aid of Northwest Texas, the North Texas Fair Housing Center and HUD. In addition, under the reporting period, the city enacted the following:

- Affirmatively Furthering Fair Housing: Approximately 55,000 households receiving fair housing information access to information about their Fair Housing rights and how to file a complaint and knowledge of the housing rehabilitation program. Held community meetings, public hearings, and interviews to review the growth and needs of McKinney to ensure that everyone has fair housing choice.
- Public Education and Complaint response: Ongoing resident assistance through phone calls, walk-in visits or email communication regarding fair housing rights, tenant rights and resource coordination. Citizens were provided HUD fair housing information, a copy of State of Texas Tenant Rights Handbook guide and other legal advocate resources for assistance. Two referrals resulted in possible fair housing referrals to HUD inquiries for persons with disabilities. Assisted McKinney Housing Authority with public awareness of public housing waiting lists and vacancy opportunities to interested persons. Housing & Community Development department also began working with Code Enforcement and Inspections departments to review changes to ordinances and to improve current inter-department coordination under our housing programs.
- Staff Participated in the first HUD Section 3 Conference in Dallas, TX to learn about hear about resources and best practices to recruit eligible contractors and expand minority and female owned participation. Ongoing development and improvements of drafts the city's civil rights plan under the transit grant, detailing how the City of McKinney operates its programs and services without regard to race, color, national origin, disability, gender or age in accordance with Title VI of the Civil Rights Act (and supplementing legislation).

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.

The Housing and Community Development (HCD) Department administers the Community Development Block Grant, ensuring reporting, compliance, management and implementation of the program under required regulations. Programs are monitored monthly and annually to maintain compliance under the U.S. Department of Housing & Urban Development (HUD). The department works in concert with the city's Finance Department for quarterly report to HUD and ensuring that the line of credit does not exceed 1.5 times the amount of the most recent CDBG entitlement grant. HUD monitors the city annually in August in a timeliness test; the city met compliance as required.

Subrecipients receive training during the program year to learn about compliance, reporting and reimbursement requirements. Each agency is required to carry insurance and execute a grant agreement with the city that includes scope of work, beneficiary and compliance requirements. Technical assistance is provided to subrecipients throughout the year, as needed to meet reporting and reimbursement requirements. Subrecipients and city funded programs must submit monthly reports of performance, where the Community Services Division staff review beneficiary data, invoices and other source documentation, including reports, timesheets, rent and utility receipts, and work logs to support reimbursement requests. If needed, the department consults with the agency or program for further clarification before submitting items to the Finance department for payment.

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.

Citizen will have a 15-day public comment period to review and provide comments on the city's CDBG performance under the CAPER from November 11, 2018 – December 4, 2018. Written comments may be submitted to the Community Services Administrator, City of McKinney, Housing & Community Development Department, 222 N. Tennessee Street, P.O. Box 517, McKinney, TX 75070, or via email at sbest@mckinneytexas.org. Citizens may view the CAPER in person at 406 N. Tennessee Street, McKinney, TX 75069 during business hours of 8 AM – 5 PM during the comment period; also citizens may request a mailed copy by calling the office at 972-547-7577. Citizens may also submit or provide comments on December 4, 2018 at the

McKinney City Council meeting. City Council will conduct a public hearing at 6:00 PM at Council Chambers, 222 N. Tennessee Street, McKinney, TX 75069. Comments submitted during the public comment period may be included in the final draft report submission to HUD. The CAPER will be submitted to HUD after December 19, 2018. HUD will review the final draft and determine performance and submit final approval by reporting to the City Manager within 60-90 days of submission.

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.

There are no changes to the City of McKinney's program objectives at this time. The program is self-monitored throughout the program year; if objective require change, a substantial amendment process will take place to gain citizen participation under public hearing(s), a 30-day public comment period and submission to HUD for review and final approval. The City will continue to review program objectives under the Consolidated Plan and make adjustments as applicable to complete national objectives.

The City continues to review its new online grant application process and this year used social media platforms for greater public awareness with residents and agencies. This resulted in significant increased participation in public hearings and community forums this year. Training was provided community-wide to build organizational capacity and efficiency. As a result of rising home prices and caps where homeowners cannot afford homes, the city will re-evaluate its homebuyers program and determine if there are other community development funding that can assist residents without restriction. The city's Affordable Housing Corporation has increased involvement to assist with funding to aid residents with home repairs for those ineligible for CDBG and they continue to seek new affordable housing projects as several multifamily properties in the city have now reached their affordability period and have increased rental to the market rate.

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

No

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

N/A

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.

There are no changes to the City of McKinney's program objectives at this time. The program is self-monitored throughout the program year; if objectives require change, a substantial amendment process will take place to gain citizen participation under public hearing(s), a 30-day public comment period and submission to HUD for review and final approval. The City will continue to review program objectives under the Consolidated Plan and make adjustments as applicable to complete national objectives. The current Consolidated Plan will end during program year 2019-2020.

Application Process. The City re-evaluated its internal online grant application process and transitioned to a web-based process, which allowed greater efficiency for applicants, Commissioners and administration. The mandatory attendance requirement for pre-application meetings was dropped and replaced with technical assistance appointments for those unable to attend initial sessions.

Marketing. Used social media platforms for greater public awareness with residents and agencies. This has resulted in significant increased participation in public hearings and community forums this year.

Homeowner and Tenant Programs. As a result of rising home prices and caps where homeowners cannot afford homes, the city will re-evaluate its homebuyers program and determine if there are other community development funding that can assist residents without restriction. The city's Affordable Housing Corporation has increased involvement to assist with funding to aid residents with home repairs for those ineligible for CDBG and continue to seek new affordable housing projects, including preparation to develop an RFQ to seek new affordable housing developers. The corporation is developing the Request for Qualifications documents and anticipates receiving submittals in the next program year.

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

No

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

N/A