

## **Executive Summary**

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

#### **1. Introduction**

The City of McKinney is an entitlement community recipient of Community Development Block Grant (CDBG), defined by Title I of the Housing and Community Development Act of 1974. Annually, McKinney receives annual funding used to address unmet community needs that primarily benefit low-to-moderate income persons, including housing rehabilitation, public services, Infrastructure, public facilities, acquisition and economic development. Grants are allocated by the U.S. Department of Housing and Urban Development (HUD) on a formula basis.

The Consolidated Plan is a planning document CDBG community recipients are required to submit every five years. The document is designed to help communities work to assess homeless and non-housing community development needs; affordable housing and market conditions, set goals and objectives and develop funding priorities for CDBG based on this analysis. The most recent plan covered program years 2015-2019 and each year, the Annual Action Plan features proposed activities and projects that will be covered in each year. This DRAFT Annual Action Plan covers the program year, beginning October 1, 2016 to September 30, 2017. The lead agency for the development of the plan is the Housing and Community Development Department, which oversees funding priorities. Sections required under the plan are included within this document.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects. The City of McKinney predominately uses the Community Development Block Grant

(CDBG) funds to impact housing and community development resources in the community. The city is committed to compliance with HUD regulations and requirements, and seeks opportunities to leverage funding resources, including state and other local funds. The City continues to participate in trainings and program meeting updates, to ensure information is current for implementation. The city will continue to request assistance from HUD staff to comply with directives. The City will continue to achieve a timeliness ratio of less than 1.5 times its annual grant allocation and ongoing commitment to maintaining its current record of timely expenditures of funds during program year 2016-2017.

Each year, the city provides to the public a review of activities, leveraged resources and funding spent under the CDBG grant, through a report called the CAPER (Consolidated Annual Performance Evaluation Report) in December, before submitting to HUD for review and final approval.

#### **4. Summary of Citizen Participation Process and consultation process**

The citizen participation process is conducted within the process that includes at least two public meetings/hearings and a public comment period for citizens to provide feedback on proposed plans. Participation also includes public comments, community forums, or presentations to residents. In March, interested persons and citizens were informed of the anticipated funding and the application process. Technical assistance for the process included a pre-application meeting and technical assistance that included meetings and electronic communications before the application deadline. The Community Grants Advisory Commission – a 7 person voluntary group, appointed annually by City Council - serves as the citizen participation group to review applications and provide funding recommendations to City Council. Public hearings were held May 11 and May 12, 2016 to hear funding requests. A final public hearing will be held August 1, 2016 by City Council. Residents will be able to provide public comments during the period of July 3, 2016 through August 4, 2016, before the plan is submitted to the U.S. Department of Housing and Community Development for review and final approval. Resource needs are In addition to public meetings and hearings, additional consultation was undertaken with residents, government and non-profit organizations. The program year begins October 1, 2016.

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

There are no public comments at this time; as the public comment period progresses, a summary and comments will be references as an attached document, and within content under item 6 and 7.

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

#### **7. Summary**

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Administration of the Community Development Block Grant	City of McKinney	Housing & Community Development Dept.
Sub recipient Administration, TDHCA grants, as awarded	City of McKinney	Housing & Community Development Dept.
Community Support Grants	City of McKinney	Housing & Community Development Dept.

Table 1 – Responsible Agencies

### Annual Action Plan Public Contact Information

Community Development Block Grant (CDBG) Program  
Shirletta Best, Community Services Administrator  
City of McKinney, Texas  
Housing & Community Development Department  
222 N. Tennessee Street, P.O. Box 517  
McKinney, TX 75070  
[sbest@mckinneytexas.org](mailto:sbest@mckinneytexas.org)

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of McKinney sought input from citizens, non-profit and community organizations, social service support organizations, the Collin County Continuum of Care and other stakeholders to identify priorities and needs for the Consolidated Plan. The city also consulted with participants of the Collin County Homeless Coalition, Collin County Social Services Association, P.R.I.D.E. (*Promoting Residents Involvement, Development, and Enthusiasm*) Community Group, McKinney Housing Authority, and various agencies. Through the Housing & Community Development Department, the city maintains close contact with its own Community Support Grant and CDBG grantees with nonprofit agencies that serve McKinney Residents. The city participates in the annual Youth Summit that addresses the needs of at risk youth to learn about trends and needs that should be addressed in the plan.

In the city's citizen participation plan, the department hosts at least two public hearings per year to discuss the priorities and procedures of the CDBG and CSG programs. The Community Grants Advisory Commission – a 7 member citizen voluntary group appointed by Council – meets to discuss proposed funding for the programs before providing recommendations to City Council. The City maintains informal and formal contact with agencies and the public throughout the year.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The City of McKinney works closely with the Collin County Continuum of Care, P.R.I.D.E., Collin County Social Services Association, North Collin County Habitat for Humanity, McKinney Housing Authority and other stakeholders to coordinate strategic initiatives to meet housing social services, health and community development needs. Efforts work together to identify priority needs, provide outreach, share knowledge and funding opportunities with providers and interested persons.

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

The City of McKinney has been an active member of the Collin County Homeless Coalition since its inception in 2004, which is comprised of Collin County municipalities along with service providers, educators, faith-based and community organizations, businesses, formerly homeless persons and other interested parties who are charged to address the goal of meeting housing, health and social service needs of the chronically homeless, veterans, at risk runaway or foster youth, families with children and other homeless or at risk for homeless populations.

Overall, the mission of CCHC is to work together to develop solutions to homelessness in Collin County. The CCHC also works under Metro Dallas Homeless Alliance as they implement their work plan under Core objectives - progress to end chronic homelessness; increase housing placement and stability; increase household employment and benefit income; increase progress to end family homelessness; improvement of coordination, collaboration and partnerships; improve information and knowledge on homelessness; and measuring success and performance.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.**

The City of McKinney does not receive ESG funds.

Agency/Stakeholder	Agency Type	Constation Type
Collin County Social Services Association	Social Service Providers	Regular Meeting
Collin County Homeless Coalition (Continuum of Care)	Nonprofit, Social Services Providers	Regular Meeting
Volunteer McKinney	Service Organization	Consultation/Youth Forum
Habitat for Humanity of North Collin County	Non-Profit Agency (LMI Homeowners/Housing)	Public Meeting, Collaboration
Collin County Alliance for Beyond ABC for Children	Coalition	Collaboration
McKinney Housing Authority	Coalition	Public Meeting
McKinney Housing Authority	Public Housing	Regular Meeting, Collaboration
Community Lifeline Center	Service Provider	Public Meeting
McKinney Housing Authority	Staff/Board Members	Consultation/AAP
Dept. of Aging & Disability	State Agency	Regular Meeting
McKinney ISD	Independent School District	Collaboration
Collin County Black Chamber of Commerce	Nonprofit	Regular Meeting
CASA of Collin County	Nonprofit	Public Meeting
Salvation Army, McKinney Corps	Nonprofit	Public Meeting
Communities of Schools, Dallas	Nonprofit	Public Meeting
Christ Fellowship	Faith-Based	Collaboration
Samaritan Inn	Nonprofit	Community Forum
Embrace Texas	Nonprofit	Public Meeting
Collin County Committee on Aging	Nonprofit	Public Meeting
Women's Auxiliary of McKinney	Nonprofit	Public Meeting
3EMcKinney	Nonprofit	Public Meeting, Collaboration

**Table 2 – Agencies, groups, organizations who participated**

## AP-12 Participation – 91.105, 91.200(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The participation process will consist of public hearings, meetings, and consultations with the public, government and nongovernmental agencies during the public comment period. Final outreach will be detailed below.

#### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Electronic, public hearings, meetings, forums	Stakeholders: Public, nonprofits, residents	In progress	In progress	No reason any comments would not be accepted through comment period ending August 4.	

Table 3 – Citizen Participation Outreach



## **Expected Resources**

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

#### **Introduction**

With a population of more than 155,000 residents, the City of McKinney qualifies with the U.S. Department of Housing and Community Development's CDBG program. Entitlement communities receive annual funds to carry out housing and community development activities to revitalize neighborhoods, leverage service resources and meet local needs. The City anticipates receiving an estimated \$ 692,482 in CDBG funds for PY 2016 and anticipates carryover funds unused from previous year(s) to be used toward housing rehabilitation and community and economic development activities.

Other federal resources that may be available to McKinney residents through organizations include funds from Choice Vouchers separately under the McKinney Housing Authority; Tenant Based Rental Assistance Funding and Homebuyer assistance funding through the city (only if available and awarded from TDHCA state funds, Community Support Grant funds, Low-Income Housing Tax Credits (LIHTC), if applied and awarded. Programs are available either directly to low to moderate income households and persons,

private developers and agencies.

**Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	692,482	0	Up to est. \$420,000	1,112,482	0	As a Community Development Block Grant (CDBG) Entitlement community, the City estimates approx. \$692,482 for the 2016-17 allocation and approx. up to \$ 500,000 unspent funds from prior years or reprogrammed funds for uses of funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	100,000	0	0	100,000	0	Remaining Carryover funds for Relocation Assistance to sub recipient per Amendment to the plan that began the first year of the new Consolidated Plan and Annual Action Plan, approved by HUD. Beginning balance at time of report is \$ 100k.

**Table 4 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds will leverage scope of service of local funds to expand housing and community development services directly to McKinney residents and households. Agencies that are unable to meet capacity of a reimbursable grant may use local funds to provide direct needed services. Carryover funds will expand program annual goals and indicate that McKinney has the capacity to implement resources more quickly and to more LMI households or persons. Local organizations must submit a detailed application demonstrating the project will meet a CDBG National Objective, meet criteria for eligibility activities, have organizational capacity to meet local and federal requirements, and at minimum one priority under the city's Consolidated Plan. There are no matching requirements for CDBG.

The City leverages additional resources for housing and community development through TDHCA funding, if awarded and the Community Support Grant Funds are determined annually by City Council for the Support Grant. CDBG sub recipients must also indicate that other leveraged resources that may include state, local,

corporate or private funding are among applied or confirmed resources to implement said program. Funding may be used for program costs, salaries, program supplies and materials among other eligible costs.

Under the Community Support grant, organizations may apply for funds each fall for direct funding to be used for program costs, salaries, supplies and materials. Applications and evaluation criteria are reviewed both by the Community Grants Advisory Commission and primarily funding support benefit to low and moderate income persons in the areas of emergency financial assistance, homeless employment counseling, education/literacy, mental health counseling, youth services, child abuse prevention, senior services, supportive housing services, and health care. The City of McKinney seeks to ensure CDBG funds are used to maximum effectiveness within regulatory and statutory limitations, cost reasonableness, leveraging and evaluation in its competitive application process.

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

If available and possible, tax foreclosed properties that are vacant lots will be available for affordable housing providers to purchase with the provision of the city's lot disposition program.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Funding specific to 2016-17 allocation includes an estimated allocation of \$ 692,482 for the program year and estimated carryover funds that may be available during program year.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2016	2017	Affordable Housing	McKinney City Limits	Housing	CDBG: \$437,403	Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Non-Housing Community Development, Homeless and Homeless Prevention	2016	2017	Non-Housing Community Development	McKinney City Limits	Public Services	CDBG: \$103,872	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
3	Economic and Community Development	2016	2017	Non-Housing Community Development	McKinney City Limits	Community Development	CDBG: \$286,644	Facade treatment/business building rehabilitation: 1 Businesses assisted: 2 Businesses Assisted
4	Grant Administration	2016	2017	Grant Administration	McKinney City Limits	Grant Administration	CDBG: \$138,496	Other: 1 Other
6	Relocation Assistance	2016	2017	Relocation Assistance	McKinney City Limits	Housing	CDBG: \$up to 100,000	Other: 64 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Housing & Community Development	2016	2017	Housing & Non-Housing Community Development	McKinney City Limits	Housing, Community Development	CDBG: Up to \$420,000	Housing Rehab program, Community Development Program (est. reallocated funds available)

Table 5 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Housing
	<b>Goal Description</b>	Funding will be used to benefit households under the housing rehabilitation program and vacant lot acquisition program
2	<b>Goal Name</b>	Non-Housing Community Development
	<b>Goal Description</b>	Public Services will benefit eligible residents through Collin County Committee in Aging for Meals on Wheels Program, CASA of Collin County to benefit abused and neglected children; Communities in Schools to benefit children and education at Caldwell Elementary, Senior Care Assistance under Wellness Center for Older Adults.
3	<b>Goal Name</b>	Homeless and Homeless Prevention
	<b>Goal Description</b>	Funding in the program year will assist persons with emergency homeless prevention assistance, including rent utilities and mortgage under the agencies Community Lifeline Center and the Salvation Army, McKinney Corps.
4	<b>Goal Name</b>	Economic and Community Development
	<b>Goal Description</b>	Activity delivery and community development activities including commercial rehabilitation and businesses assisted to improve economic development opportunities.
5	<b>Goal Name</b>	Grant Administration
	<b>Goal Description</b>	20% of the program year total allocation will be used for grant administration of the CDBG program
6	<b>Goal Name</b>	Relocation Assistance
	<b>Goal Description</b>	Funding to be used for residents under the re-development of Newsome Homes during the program year.

Table 6 – Goal Descriptions

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

Per requirements as a sub recipient under TDHCA, the city will provide assistance to 5 families

## **AP-35 Projects – 91.220(d)**

### **Introduction**

This section outlines the projects proposed for the 2016-2017 program year.

### **Projects**

<b>#</b>	<b>Project Name</b>
1	Housing Rehabilitation
2	Lot Acquisition
3	Public Services
4	Community Development
5	Grant Administration
6	Relocation Assistance

**Table 8 – Project Information**

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

Priorities under the proposed program year are based on identifying impact needs and leveraging existing resources in the City of McKinney, including assisting with aging housing stock, vacant lot acquisition toward affordable housing, public services. The City of McKinney will allocate its PY 2016 allocation in CDBG funds to meet those needs and in addition use carryover unused funding from previous CDBG to impact objective primarily in housing rehabilitation and economic development. Under statutory law under the program year's allocation, only 20% will be used for grant administration and planning and 15% of funding will be used for public services.



# Projects

## AP-38 Projects Summary

### Project Summary Information

Table 7 – Project Summary

<b>1</b>	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	McKinney City Limits
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$ 425,236
	<b>Description</b>	Funding may be used for activity delivery and direct services that may include housing rehabilitation grants; clearance and demolition; and possibly low-interest loans for low-to-moderate income owner-occupied housing, some of which may include historic preservation, lead-based paint remediation and reconstruction/gut rehabilitation. The program is citywide for eligible homeowners, with emphasis under census tracts 306, 307, 308 and 309. Funding includes PY 2016 allocation and carryover CDBG funds.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 20 family LMI households will benefit
	<b>Location Description</b>	Citywide, address unknown at this time.
	<b>Planned Activities</b>	Rehabilitation, may include demolition and clearance, lead-based paint remediation to benefit approximately 20 LMI households
<b>2</b>	<b>Project Name</b>	Lot acquisition
	<b>Target Area</b>	McKinney City Limits
	<b>Goals Supported</b>	Housing

	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$24,167
	<b>Description</b>	Vacant lots to assist with toward building affordable homes with funding from the PY 2015 allocation. Completion date is estimated - contingent that activity cannot close until home built on lot is occupied by LMI household.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 LMI households; use for land acquisition but per HUD cannot be counted under achievements until housing units are complete.
	<b>Location Description</b>	unknown at this time; predominately within census tracts 309, 308 or 307
	<b>Planned Activities</b>	Vacant Lot Acquisition
<b>3</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	McKinney City Limits
	<b>Goals Supported</b>	Homeless and Homeless Prevention Non-Housing Community Development
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$103,872
	<b>Description</b>	Up to 15% of the PY 2016 allocation in the amount of \$ 103,872 will be used for public services including education, senior services, youth services and homeless prevention. An estimated 500 persons will benefit from education or marketing of these resources at community meetings at no allocation cost charged to project.
	<b>Target Date</b>	9/30/2017

	<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p> <p>An estimated 180 low to moderate income households and families will benefit from proposed services.</p>						
	<p><b>Location Description</b></p> <p>CASA of Collin County, 101 E. Davis Street McKinney TX 75069</p> <p>Collin County Committee on Aging, 600 N. Tennessee Street (Distributing meals to McKinney residents)</p> <p>Community Lifeline Center, 1601 N. Waddill Street, McKinney TX 75069</p> <p>Communities in Schools Caldwell Elementary, 601 West Louisiana Street McKinney 75069</p> <p>Wellness Center for Older Adults, activity to McKinney residents citywide</p> <p>Salvation Army, McKinney 600 Wilson Creek McKinney TX 75069</p> <p>Embrace Texas, activity to McKinney youth citywide</p> <p>3E McKinney, activity to McKinney youth citywide</p> <p>Hope’s Door, location private to benefit recipients</p> <p>Community Health Clinic, benefiting citywide</p>						
	<p><b>Planned Activities</b></p> <p>Funding will be used for homeless prevention, emergency assistance (Community Lifeline Center, Salvation Army)</p> <p>Assistance to benefit Abused and Neglected Children, CASA of Collin County</p> <p>Health Services – McKinney Community Clinic</p> <p>Senior Services - Wellness Center Collin County Committee on Aging</p> <p>Counseling, Education - Communities in Schools for Caldwell Elementary, 3E McKinney, Embrace Texas</p> <p>Community Engagement/Public Education to engage the public about the resources available through these funded agencies</p> <p>(View summary for all details)</p>						
4	<table border="1"> <tr> <td data-bbox="444 1698 721 1755"><b>Project Name</b></td> <td data-bbox="721 1698 1430 1755">Community Development</td> </tr> <tr> <td data-bbox="444 1755 721 1812"><b>Target Area</b></td> <td data-bbox="721 1755 1430 1812">McKinney City Limits</td> </tr> <tr> <td data-bbox="444 1812 721 1906"><b>Goals Supported</b></td> <td data-bbox="721 1812 1430 1906">Economic and Community Development</td> </tr> </table>	<b>Project Name</b>	Community Development	<b>Target Area</b>	McKinney City Limits	<b>Goals Supported</b>	Economic and Community Development
<b>Project Name</b>	Community Development						
<b>Target Area</b>	McKinney City Limits						
<b>Goals Supported</b>	Economic and Community Development						

	<b>Needs Addressed</b>	Community Development
	<b>Funding</b>	CDBG: \$283,536
	<b>Description</b>	Activity delivery and activities assisted with funds eligible under regulations and other applicable HUD requirements to benefit low to moderate income persons or areas within LMI eligible census tracts. Activities may include, but not limited to: Small Business Development and assistance, including Micro-Enterprise, commercial rehabilitation, acquisition, Special Economic Development, Technical and Direct Assistance or Job training under eligible ED activities
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low to moderate income families approximately four will benefit from proposed activities
	<b>Location Description</b>	McKinney city limits
	<b>Planned Activities</b>	Eligible but not limited to Commercial Rehabilitation, acquisition, and business assistance,
5	<b>Project Name</b>	Grant Administration
	<b>Target Area</b>	McKinney City Limits
	<b>Goals Supported</b>	Housing Homeless and Homeless Prevention Non-Housing Community Development Economic and Community Development Grant Administration
	<b>Needs Addressed</b>	Grant Administration
	<b>Funding</b>	CDBG: \$138,496
	<b>Description</b>	Up to 20 percent of 2015 allocation at \$ 138,496 will be used for program delivery and related costs in providing oversight, monitoring, planning and administration of the overall CDBG program as well as evaluation, public education, outreach and fair housing. Not listed under an annual goal.
	<b>Target Date</b>	9/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Please see above
	<b>Location Description</b>	Jurisdiction of McKinney will benefit
	<b>Planned Activities</b>	Providing oversight, monitoring, planning and administration of the overall CDBG program in McKinney as well as evaluation, public education, outreach and fair housing. Not listed under an annual goal but oversight for all.
6	<b>Project Name</b>	Relocation Assistance
	<b>Target Area</b>	McKinney City Limits
	<b>Goals Supported</b>	Relocation Assistance
	<b>Needs Addressed</b>	Community Development
	<b>Funding</b>	Estimated CDBG Carryover from prev year: under \$100,000
	<b>Description</b>	Funding solely for relocation assistance under the McKinney Housing Authority for redevelopment of Newsome Homes. Funding category confirmed under substantial amendment to 2014-2015; Activity will be open until project completion anticipated in 2017. Amount in carryover funds to serve the project will be under \$100,000.
	<b>Target Date</b>	11/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 64 low to moderate income households
	<b>Location Description</b>	within mileage limitations to comply with relocation assistance to be determined
<b>Planned Activities</b>	Relocation Assistance when eligible.	

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

CDBG funds will be used citywide, with emphasis in the lowest income census tracts of 309, 308, 307 and 306, particularly for projects that are under Census area benefit. All CDBG funded projects will primarily meet the national objective of benefiting low to moderate income persons. Twenty percent of the funds does not carry a national objective, as the goal and requirement is to administer the entire grant program.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
McKinney City Limits	<b>80</b>

**Table 8 - Geographic Distribution**

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

The City of McKinney has not directly assistance only to any specific geographic area for program years. Activities and projects will be citywide, with emphasis in census tracts 309, 308, 307 and 306, most low to moderate. Grant Administration, 20% is not included in percentage of funds

# Affordable Housing

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

### Introduction

As housing costs in the County continue to rise, affordable housing options for all populations are needed. CDBG funds will be used to benefit LMI households with homeless prevention, rehabilitation and vacant lot acquisition.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	60
Non-Homeless	50
Special-Needs	0
Total	110

Table 9 - One Year Goals for Affordable Housing by Support Requirement

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	5
The Production of New Units	1
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	25

Table 10 - One Year Goals for Affordable Housing by Support Type

### Discussion

Tenant-Based Rental Assistance and the production of new units will come from state funding, as awarded through Texas Department of Housing and Community Affairs (TDHCA). Other goals achieved through CDBG.

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

### **Introduction**

The Housing Authority of McKinney, MHA, is an independently run entity, which receives funding and monitoring directly under the U.S. Department of Housing and Urban Development. MHA owns and operates public housing units and administers the Housing Choice Voucher program. This program assists very low income families, the elderly and this disabled to afford housing in the private market. Participants are able to choose any housing within a 50 mile radius that meets requirements of the program and housing is not limited to units located in subsidized housing projects. Rental units must meet minimum health and safety standards. A housing subsidy is paid to the landlord directly on behalf of the renter, the family then pays the difference between the actual rent charged by the landlord and the amount subsidy. Housing Authority of McKinney operates 201 affordable units across its public housing portfolio. The bedroom sizes of Housing Authority of McKinney public housing units range from 1 bedroom apartments to 3 bedroom apartments. The housing authority's public housing inventory includes:

37% - 1 bedroom apartments; 38% of the units are two-bedroom apartments and 25% of the units are 3- bedroom apartments. As of Housing Authority of McKinney's most recent Resident Characteristics Report, there were 186 occupied units out of a total of 201 rental units, which represents a 7.46% vacancy rate. (Updated). Of the 173 households who reported head of household data in the housing authority's most recent RCR report, 17 (9.83%) were elderly, 156 (90.17%) were non-elderly, 57 (32.95%) were disabled, 103 (59.54%) contained children and 94 (54.34%) were headed by a female.

Of the public housing residents residing in Housing Authority of McKinney properties, 141 were Extremely Low Income, 36 were Very Low Income, 8 were Low Income and 1 were Above Low Income. The average annual income of public housing residents living in Housing Authority of McKinney properties is \$12,849. Of all public housing residents, 3% have no income and 11% earn more than \$25,000 while 86% have incomes that fall between \$0 and \$25,000.

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

MHA faces the challenges of leasing, maintaining units due to the aging stock of the public units and the severe backlog of capital needs. MHA is a participant of the Rental Assistance Demonstration program to preserve public and HUD-assisted housing units through conversion. The first units to be redeveloped will be Newsome Homes.



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

The program encourages home ownership for those eligible to move and job creation opportunities in construction. MHA continues to encourage residents toward homeownership and provides

opportunities to receive fair housing education, budgeting and outreach through partnerships.

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

Not applicable, as the McKinney Housing Authority is not under troubled status.

**Discussion**

Please view above discussions.

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

### **Introduction**

The Annual Action Plan fund activities that support Consolidated Plan areas. Community Lifeline Center and the Salvation Army will provide homeless prevention assistance. TBRA funding through the state of Texas will assist the city in partnership with the Samaritan Inn to assist shelter residents with rental and utility assistance for up to 24 months toward self-sufficiency leaving the shelter.

### **Plan Goals include the following:**

#### Homeless Population Assistance

Assist homeless persons and families in the Continuum of Care, cycle of homelessness, and homeless prevention.

Homelessness Prevention: Prevent homelessness by providing emergency assistance including rental, mortgage and utility resources, with outreach and supportive education to at-risk households.

Homeless Public Services: Support public services and rental assistance help and transition homeless families, persons or at-risk youth to gain employment and life-skill resources that support self-care and sufficiency.

Homeless Housing: Support impact of housing for the homeless, including transitional housing, emergency housing and permanent housing with supportive services for the chronically homeless. The City continues to partner with the Samaritan Inn and other agencies to meet emergency shelter and supportive housing needs.

#### Goals under the Annual Action Plan:

The city continues to partner with The Samaritan Inn through the Tenant Based Rental Assistance program; the agency works closely with residents through case management services and provides budgeting, employment and supportive services to assist those once homeless not to return to their plight. CDBG funding is provided to agencies to assist those at risk of homelessness with emergency utility, rental or mortgage assist through agencies including Community Lifeline Center and the Salvation Army.

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

### **Introduction**

The city supports housing initiatives benefiting all McKinney residents toward affordable options that best fit any income, including low to moderate income households. The city does not have codes or regulations identified as regulatory barriers to affordable housing. The City of McKinney completed an Analysis of Impediments to Fair Housing Choice in 2010 and the City and McKinney Housing Authority are working toward development and participation of a regional plan with local input.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Promote Public Education: The City will continue work to hold community conversations and workshops to provide insight into concerns under communication of projects between residents and developments with neighborhoods and provide city liaison access between neighborhood groups including P.R.I.D.E. (Promoting Resident Involvement, Development and Enthusiasm. Coordination will include four community meetings during the year and work in concert with public hearings as city prepares to update the Comprehensive Plan.

Resource supporting Accessible Housing Units: The Housing and Community Development Department will continue to be a resource for the City with local developers and builders regarding housing accessibility requirements regarding compliance and when possible, use CDBG funds to collaborate with organizations including the North Texas Fair Housing Resource Center and North Texas Aging and Disability Center to provide residents, apartment providers, contractors and architects on Fair Housing Act accessibility requirements.

Education for Future Homebuyers: The City will continue partnership with the cities of Plano and Frisco to provide education to first-time homebuyers and any interested persons who want to learn about all facets in responsibilities and knowledge on fair housing rights and watch against predatory lending practices as they seek the path to homeownership. Workshops are held monthly during program year.

### **Discussion**

Please see above.

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

### **Introduction**

McKinney will undertake actions to address Underserved Needs; fostering and maintaining affordable housing; reducing lead-based paint hazards; reducing poverty-level families; developing institutional structure and enhance coordination between public and private agencies.

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

The City will review the Consolidated Plan 2015-2019 and consider priorities for CDBG allocations. Resources to improve understanding of community needs will still include public meetings, surveys, consultations, hearings and workshops, as well as analyzing and updating data. City staff will continue to participate in Collin County Homeless Coalition, citywide P.R.I.D.E. (Promoting Resident Involvement, Development and Enthusiasm) meetings, Collin County Social Services Association, Wellness and Health Alliance, and other resources to learn about trends, available services and advise the Community Grants Advisory Commission.

City will also continue implementation, resource enhancement and training under the Transition Plan for compliance and impact for resident needs under instruction from the ADA Coordinator and federal requirements. Other obstacles to meet underserved need include the uncertainty of adequate funding. The actual amount of the CDBG allocation varies from year to year and influences are beyond the City's control. The City continues to research and apply for additional sources of funding.

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

The City of McKinney anticipates residential build-out within the next five to ten years. High costs of developing land makes affordable housing construction challenging. Undeveloped land areas continue to increase in high amounts per acre and can make it difficult for developers to make a profit, even with a desire to provide affordable communities. For barriers to address affordable housing needs, the city will endeavor the following actions:

Work with interested developers and community partners on potential affordable housing developments. The City will work to make developers aware of provisions within the city's housing policies for developments inclusive of affordability for working individuals and families. Staff will also continue to research incentives and programs to promote preservation of affordable housing in all areas of McKinney.

Work in Partnership to begin development of the Affirmative Fair Housing Plan. Cities are in discussion at this time to coordinate planning; the public will participate in the process and staff will develop programs, incentives and public education based on the analysis.

Continue working with affordable housing service providers on public education and events to promote Affordable Housing. Staff continues to work with service providers to promote housing resources at a regional level and will expand to plan Housing Fairs. The fairs will focus on housing related topics, including planning impacts, grant assistance, fair housing, tenant/landlord rights and responsibilities, first-time home buyer assistance, tenant-based rental assistance and other needs. Ongoing assessment and updates to housing policies and affordable housing assistance materials.

The city will continue to update existing materials and other items available on the city's website and meet with stakeholders for input.

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

Lead-based paint regulations will be followed for rehabilitation projects for units constructed before 1978, including testing as required. As required if lead-based paint is found present, contractors certified in safe work practices will be used for abatement as required by HUD and the state of Texas.

If children under the age of 6 live in the housing unit they will be referred to the Health Department for testing for lead-based paint exposure. Clearance tests will be performed by a certified risk assessor and a certified laboratory when project is complete. All CDBG-funded projects will take potential presence of asbestos into consideration. Assessing the need for lead-based paint remediation will be considered and undertaken as needed for all CDBG-funded housing rehabilitation projects; Most of the potential Lead-Based Paint hazard are restricted to the older areas in McKinney where housing stock pre-dates 1978. This area primarily is bounded east of Highway 5. Census data indicates there could be as many as 2600 households that may be at risk of exposure. The City will pay attention to monitoring rehabilitation projects in these areas.

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

According to census data, 8.9 percent of McKinney residents are at the poverty-level, and nationally poverty impact for children 18 years and under continue to increase. McKinney will implement the following strategies based on consultation with the community in program year:

Neighborhood Community Development – Continue to work with the McKinney Police Department, affordable housing providers and other support services to support enhancement community policing or neighborhood-based programs for improvements and engagement.

Affordable Housing – CDBG funding will be given to affordable housing providers for vacant lot acquisition toward the development of Affordable single family housing. The city will preserve affordable housing with CDBG and state funding to assist applicants under the housing rehabilitation program. Citizens will receive homeownership and fair housing education through public education programs and renters will gain access to first-time homebuyer and closing costs grants through state funding.

Youth Services - Work to provide funding for agencies assisting low-income youth, including after-school, job training, academic or mental health counseling programs. Funding will be provided to

Community Lifeline Center and the Salvation Army to assist families with emergency rental and utility assistance to prevent homelessness. A CDBG public services grant will be given to Communities in Schools to assist a great need at Caldwell Elementary to assist students with enhanced academic counseling; 3EMcKinney will provide assistance to students at middle school/high school level and the agency Embrace Texas will assist runaway/troubled youth and those at risk.

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

The city will work with city departments, service providers, agencies and interested persons to implement the Annual Action Plan goals and strategies. The city will continue the formal structure to administer CDBG funds and continue informal communication and coordination with governmental and non-governmental agencies to meet housing assistance needs and support needs of low to moderate income persons and households. The city will work to eliminate gaps when possible and continue to emphasize service delivery needs for federal, state and local programs. Ongoing efforts will continue to participate in community partnerships, including the Collin County Homeless Coalition, Community Grants Advisory Commission, P.R.I.D.E. -- Promoting Residents Involvement, Development and Enthusiasm Coalition, Neighborhood Engagement Resident Alliance and other partnerships to learn and provide share exchanges of program successes.

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

The City will continue ongoing efforts to strengthen relationships with the McKinney Housing Authority, social service agencies and other service providers. We will closely continue with agencies on the ground to enhance coordination, and take the lead from agencies as needed since they already have developed partnerships often together and understand changing needs rapidly through their regular clientele interactions.

### **Discussion**

Please see above.

## Program Specific Requirements

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

#### Introduction

The City does not receive HOME funds directly but serves as a sub recipient when awarded funding from the State of Texas, as available through the Texas Department of Housing and Community Affairs. Those funds will assist existing home owners with reconstruction; potential home buyers through the first-time homebuyers program and families eligible for the Tenant Based Rental Assistance Program. The majority of funds for Community Development comes CDBG.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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#### Discussion

The City of McKinney does not anticipate receiving program income prior to Program Year 2016. There are no urgent need activities at this time; if the need becomes required, a substantial amendment for approval will be enacted.

The City of McKinney has not used Section 108 loan guarantees; The City of McKinney will not receive surplus funds from urban renewal projects; all grant funds anticipated to be returned to the line of credit were included in a prior plan.

The City of McKinney does not receive income from float-funded activities, nor has or anticipates income from float-funded activities.