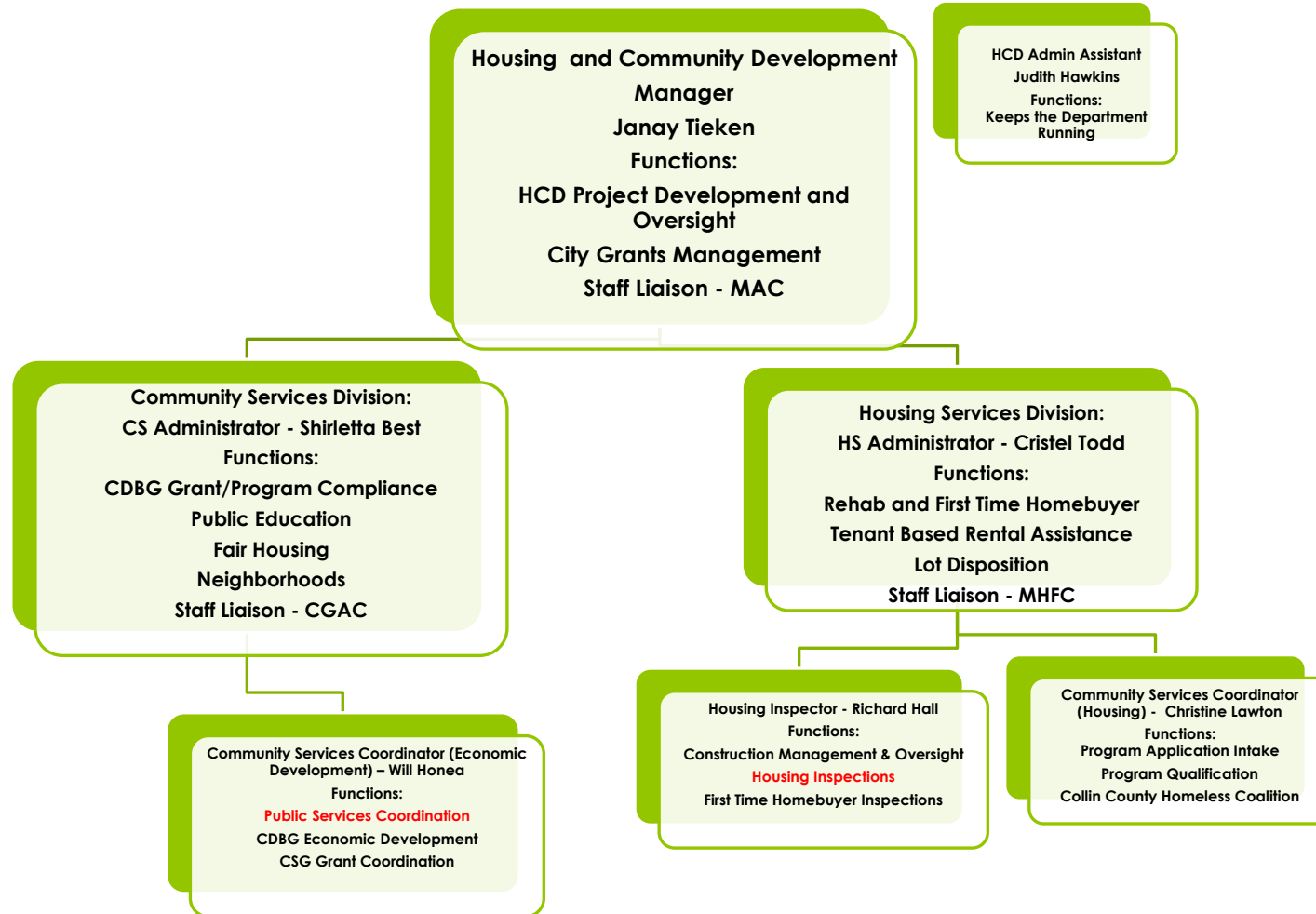




Department of Housing and Community Development

City Council Update
November 16, 2015





Department of Housing & Community Development

Housing Services Division

Housing Services Mission

- To support the production and preservation of a variety of housing options, affordable to individuals and families earning 80% or below of the Area Median Income - \$56,300 - throughout the City of McKinney

This is
“Affordable
Housing”

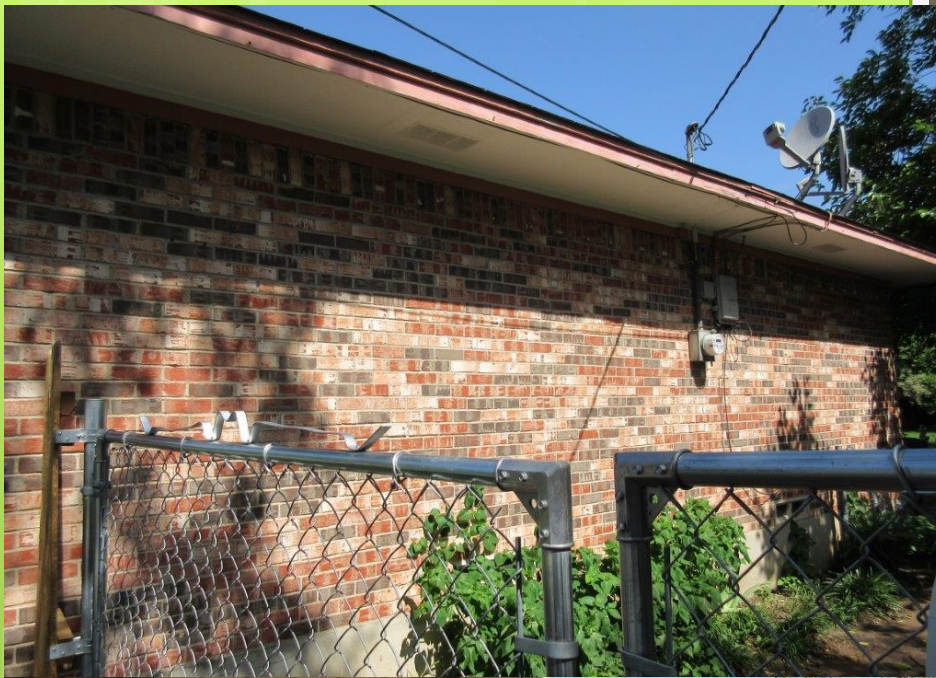


\$190,000

\$210,000

\$204,000





Emergency Repairs (CDBG)

Eligible Repairs

- Immediate health and safety risks
- For those making 80% or below AMI
- Eligible individuals and families get one per year



Housing Rehabilitation Assistance (CDBG)

Eligible Repairs

- Install ramps, widen doorways
- Install grab bars, install wheel chair accessible shower
- Heating and plumbing repairs



- Electrical repairs
- Structural repairs, especially roofs, porches, windows, and doors
- Repairs needed to meet City Code
- Replacement of essential built-in appliances
- Vinyl siding in lieu of exterior paint
- Foundation repairs



Housing Reconstruction (TDHCA)

**For homes that require
\$40,000 or more in repairs**

- For those making 60% or below AMI
- $\leq 30\%$ deferred forgivable -5yrs
- $>30\%$ and $\leq 50\%$ deferred forgivable -10yrs
- $>50\%$ and $\leq 60\%$ deferred forgivable -15yrs

First Time Homebuyer Program (TDHCA)



Tenant Based Rental Assistance (TDHCA)

- The Tenant Based Rental Assistance (TBRA) program is a federally funded program regulated by the U.S. Department of Housing and Urban Development (HUD), managed by the City of McKinney. The funding source for the TBRA program is HOME program funding through the Texas Department of Housing & Community Affairs
- The City of McKinney TBRA program provides rental housing assistance, for up to two years, for clients of the Samaritan Inn that are enrolled in a Self-Sufficiency Program.



Lot Disposition

- The Housing Services Division oversees the disposition of tax foreclosed and fee simple real property held by the City
- Property may be sold to qualified non-profit organizations and private builders of affordable housing
- Upon the sale of tax-foreclosed properties, the proceeds of resale will be distributed by the City in accordance with Section 34.06 of the Texas Property Tax Code, as amended

Affordable Multi-family

- The Housing Services Division coordinates City participation in affordable housing projects
- With City participation, Newsome Homes is being reconstructed from a fifty-year old, 64 unit property, to a new 180 unit property for low-income seniors and persons with disabilities
- Millennium MF was constructed with 164 units. 34 are market rate, the remainder are affordable units

Redevelopment Funding Tools

- Community Revitalization Plan (CRP)
Allows cities to target areas where they want to bring in outside investment
- New Market Tax Credits (NMTC)
- Historic Tax Credits
- 4% and 9% tax credits

Liaison to McKinney Housing Finance Corporation (MHFC)

- Seven member Corporation appointed by City Council
- Organized under the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code, for the public purpose of developing decent, safe, and sanitary housing for persons of low and moderate income at prices they can afford
- The Act authorizes the Corporation to issue its revenue obligations to accomplish such public purpose

Affordable Housing Policy and Procedures

- Community Revitalization Plan (CRP)
Allows cities to target areas where they want to bring in outside investment
- New Market Tax Credits (NMTC)
- Historic Tax Credits
- 4% and 9% tax credits



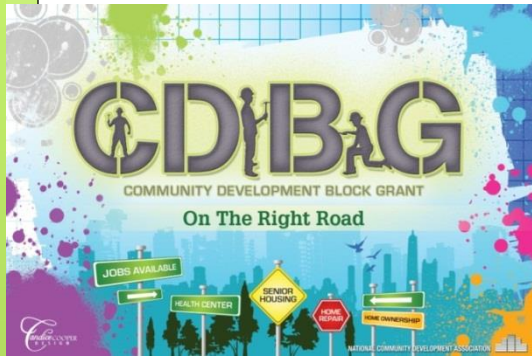
Department of Housing & Community Development

Community Services Division



Community Services Division

- The Community Services Division oversees the Community Development Block Grant (CDBG) Program, Community Support Grants, Public Service Grants and Economic Development
- Funding recommendations for these programs are made by the Community Grants Advisory Commission



Community Development Block Grant

- The CDBG grant funds the City's Housing Rehabilitation, Public Services, Economic Development and Public Awareness Programs.
- Provides benefit to low-to-moderate income persons and households to provide affordable housing and impact through direct services and agency programs
- Determines the City's Housing & Community Development Goals through Citizen Participation and the 5-year Consolidated Plan



\$703,937 Community Development Block Grant (CDBG)

- FY16 Reallocation of \$414,805 = \$1,118,742 budget
- FY 16 15% of Allocation goes to Public Service funding of \$105,569

Community Support Grants (CSG)

- Annually from the General Fund
- The Community Support Grant – priorities but not limited to: Housing, Disaster Aid, Health & Medical Treatment, Transportation, Recreation/Sports and Basic Needs including Food and Shelter
- FY16 Funding of \$119,700
- FY16 Requests of \$679, 413
- Thirty-four (34) agencies applied for funding. Double previous year's requests



Sunrise Daycare
Façade \$20,555

CDBG Funded Economic Development

- FY16 Allocation of \$357,730
- Includes funding for Façade Improvement Program, Microenterprise Grants and Small Business Loans

Community Grants Advisory Commission

- The CDBG recommendations are approved through the Annual Action Plan each spring and the Community Support Grant is approved through a separate Application Process in the fall
- The Commission hosts a minimum of four public hearings annually for funding requests. Recommendations are sent to City Council for approval

McKinney Arts Commission

- **Mission:** *To create a vibrant and viable arts community in which diverse, high quality arts opportunities are available to McKinney residents and visitors.*
- FY16 Funding of \$200,000
 - Public Art Mural
 - Rotating Art Exhibits
 - Community Arts Center
 - Local Artists Displayed in City Libraries



Grants Administration Division

- \$14,484,481 in FY15 grant awards

Largest grant awards:

- Airport: \$6,058,063
- Engineering: \$3,867,750
- Housing and Community Development: \$2,102,832
- Police and Fire: \$432,806