

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, 2018 – SEPTEMBER 30, 2019

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

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 under the city's Annual Action Plan from October 1, 2018 – September 30, 2019. Draft subject to adjustment under public comments and updates.

Provide Decent Housing. The City administered a Housing Rehabilitation Program, provided shelter for homeless residents; provided public service funding for emergency rental, mortgage and utility programs to households at risk of homelessness; and coordinated the city's Point-in-Time Count with volunteers and nonprofit agencies to determine the number of persons The Point-in-Time (PIT) count is a count of **sheltered and unsheltered homeless persons on a single night in January**. HUD requires that Continuums of Care (CoCs) conduct an annual count of homeless persons who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night.

- *Preservation.* Eight 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.* Several agencies received CDBG public services funding: The Samaritan Inn provided comprehensive case management assistance to shelter residents. Homeless prevention for those at risk received assistance from Community Lifeline Center and The Salvation Army, McKinney Corps for utility, rental or mortgage assistance. The City also leveraged its Community Support Grant resources to assist vulnerable residents with water utility billing assistance.
- *Fair Housing.* Multiple workshops were held with the city to educate the public on fair housing rights and tenants' rights.

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

- The city assisted eligible 329 McKinney senior citizens with meals through Meals on Wheels of Collin County.
- 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 McKinney ISD 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.
- There were 201 abused or neglected children that received court-required advocate support through CASA of Collin County.

- Abused spouses received program support through Hope's Door New Beginnings Center.

Expanding Economic Opportunity. Small businesses continue to serve through the city's Housing Rehabilitation Program as vendors and contractors, including female and minority-owned businesses. A micro-enterprise recipient, as an MBE food catering business, continues to receive coaching and information support. Public education increased with greater awareness of city programs through public hearings, neighborhood meetings. Fair Housing workshops also engaged residents' city-wide during the program year in discussion about community needs, personal impact and planning goals for current and future years.

The city also leveraged community development resources through its Community Support Grant, funded through the general fund. Over 1,000 persons received direct benefit from the Community Development Block Grant in housing and non-housing (public services, community and economic development) activities.

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.

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 2018-2019 program year were in the areas of housing rehabilitation, public services, community economic development, and grant administration. The City met compliance requirements of reaching 80% 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. The highest priority under the consolidated plan is housing. Within the reporting period, the city completed a total of 8 home repairs, including two reconstruction repairs for two elderly homeowners. The city’s housing rehabilitation program is designed to assist very low-, low-, and moderate-income homeowners as defined by the guidelines established by HUD and revised annually. Families must meet the income limits below and the property must be located within the City of McKinney. Income of all household residents will be included in income determination, with the exception of minors age 18 and under. Family size is determined by the number of family members living in the home on a regular basis.

Household Size	Maximum Income
1	\$46,550
2	\$53,200
3	\$59,850
4	\$66,500
5	\$71,850
6	\$77,150
7	\$82,500
8	\$87,800

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	919
Black or African American	556
Asian	6
American Indian or American Native	4
Native Hawaiian or Other Pacific Islander	3
American Indian/Alaskan Native & Black/African American	20
Asian & White	3
Black/African-American & White	14
Multi-racial	91
Total	1616
Hispanic	326
Not Hispanic	1290

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

Narrative

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. Activities carried out using CDBG funds consistent with the objectives of the

The numbers listed above only reflect the racial composition of those clients directly assisted with federal funds under the Community Development Block Grant. Public service programs funded under CDBG may also have non-federal funding 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" category is not included in the chart.

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	\$1,238,247.91	\$708,587.76
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
General Fund	General Fund	\$139,700	\$139,700
Other	Other		

Table 3 - Resources Made Available

Narrative

CDBG funds are used for Housing Services, including the city's Housing Rehabilitation and Public Services Programs and Grant Administration. The total of resources made available for CDBG investments is a combination of the FY 2018-2019 CDBG allocation of \$ 758,765 from the U.S. Department of Housing and Urban Development (HUD) and prior year funds from previous CDBG years, allocated under the Housing Rehabilitation program. McKinney City Council approved the CDBG budget of \$1,115.612 for the program year; expenditures for the year totaled \$708,587.76. Remaining funds at the end of the program year are allocated for housing program expenditures under the FY 2019-20 program year, under the action plan approved by HUD. If there are other funds outside of the scope that require change in use of funds, a substantial amendment to the Consolidated Plan, the Annual Action Plan and the city's budget will be submitted to HUD and City Council for review and approval.

The city leverages its CDBG investments with public service funding under the Community Support Grant. Nonprofit agencies who received CDBG fund for specific programs could not receive funds for the same program. The FY 2018-19 allocation was awarded from the General Fund in the amount of \$139,700.

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

Annually, the city certifies that a minimum of 70% of its funding allocation will be used to benefit low-to-moderate income persons and households. This CDBG requirement refers to a certification period of over one, two, or three years, in which a CDBG grantee shall expend not less than 70 percent of its CDBG funds

in the aggregate for activities that benefit low- and moderate-income persons. This does not include planning and administrative costs (capped at 20% of the grant allocation), but does include program income. This has also been referred to as the 70 percent (70%) test, LMI benefit test, or overall benefit requirement, found at Section 101(c) of the Housing and Community Development Act of 1974 (HCDA) and 24 CFR 570.200(a)(3). The city and its sub recipients did not capture program income during the reporting period. Programs during the reporting period included Public Services, Façade Improvements and Housing Rehabilitation.

Beneficiaries under the program must be within McKinney City Limits. Under the Consolidated Plan, Community Development Block Grant funds are used city-wide for persons or households that income qualify under HUD income limits within Collin County. Funding was made available through city and sub recipient 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.

Under the city's Home Rehabilitation Program, repairs are available citywide to eligible income homeowners. The most significant repairs during the reporting period were in census tracts 309 and 308 the most concentrated low-to-moderate neighborhoods; two senior-headed households and lifelong McKinney residents were able to receive full rehabilitation homes - energy efficient, handicapped-accessible, and fully code compliant with city standards. These activities were featured in the city's e-newsletters, YouTube videos and featured video is the McKinney Chamber of Commerce, "State of the City" event.

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. The City directly leveraged \$139,700 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.

Tenant Based Rental Assistance was used through the State of Texas under TDHCA to benefit five McKinney residents and reported under the state's CAPER. The Tenant-Based Rental Assistance Program subsidizes rents and pays security deposits for homeless income-eligible individuals and families for up to 24 months while the household engages in a self-sufficiency program.

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

Other resources included funds from Choice Vouchers are used and accessed separately under the McKinney Housing Authority.

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	0	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	0	0
Number of households supported through Rehab of Existing Units	10	8
Number of households supported through Acquisition of Existing Units	0	0
Total	15	13

Table 6 – Number of Households Supported

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

The City of McKinney did not provide or construct housing units under the goals for homeless, non-homeless or special needs populations; CDBG funding cannot be used to develop new construction in housing units but does aid in the preservation and support of affordable housing, when available. However, affordable housing goals included the opportunity to increase and preserve existing housing stock. Habitat for Humanity of Collin County has been a past sub recipient of CDBG funds and continues

to be a partner in efforts to preserve and add affordable housing. CDBG funds were not issued or used during the reporting period, however the city's Development Services Division which includes the Departments of Planning, Engineering, Permits, Building Inspections and Code Enforcement, provided assistance to build and further preservation of affordable housing through the revision of ordinances to support 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 2020. Funding now received by the McKinney Community Development Corporation greatly assists with the agency's current goals.

The City's 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 included mailings, presentations at fair housing and community meetings, and information on the city's website geared to increase the number of participant applications.

Under affordable housing, the City uses funds awarded under State of Texas agency 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 State's CAPER report to HUD.

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.

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. During the reporting period, the city was able to assist two (2) first-time homebuyers with down payment and closing cost assistance. 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.

As the city prepares the next consolidated plan, the outcomes that occurred during the reporting period will help shape potential to expand services. 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 hired a Neighborhood Services Coordinator in FY 2018-19, to further expand awareness of city services to other communities, provide support to neighborhoods and engage residents. The City will continue to work with McKinney ISD schools, city departments, the library and other social service organizations to market the program.

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.

The chart addresses households served under HUD reporting for the housing rehabilitation program and the tenant based rental assistance program funded under TDHCA during the reporting period.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1	0
Low-income	3	5
Moderate-income	4	0
Total	8	5

Table 7 – Number of Households Served

Narrative Information

Under the city's Housing Rehabilitation program eight 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 updated 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 City also created a Community Resource Referral page on its website that citizens would be able to gather information for basic needs, food, housing and other items.

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 2019 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. Within the FY 2018-19 year, the City also applied for Continuum of Care funding to assist the homeless with resources within city limits.

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 sub recipients 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.

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.

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 Community Lifeline Center and the Salvation Army, McKinney Corps, providing 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 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 to 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 faced the challenges of leasing, maintaining units due to the aging housing stock of the public units and severe backlog of capital needs. 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 agency's affordable housing efforts have been a key part of revitalization efforts in McKinney.

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. During the reporting period, MHA oversaw redevelopment of Merritt Homes, an 86- housing unit complex built in the 1960s and located on North Tennessee Street to a garden-style apartment home complex of more than 100 units. The property will have an open housing January 2020.

In the past four years, the McKinney Housing Authority has led in the most significant expansion of preservation and new affordable housing in McKinney including the redevelopment of Newsome Homes, a three-story housing garden style apartment homes for senior citizens. The construction of two multi-family apartment home builds, MHA developed two properties in West McKinney, Millennium and Post Oak Apartments, 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. 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.

DRAFT

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. McKinney's housing rehabilitation program is a valued program used to enhance and maintain affordable housing stock in the community. Although moderate income persons also face challenges in purchasing a home, the city continued to support and seeking funding for the down payment and closing costs which benefited two persons.

The city addressed barriers of public policy with its transportation program for elderly or disabled residents aged 65 and older or low-income. The program is administered by the McKinney Urban Transit District and the City of McKinney and Denton County Transit Authority (DCTA), and funded by the Texas Department of Transportation and the Federal Transit Administration. Participants receive a reloadable debit card. For every dollar the riding participant spent on taxi service out-of-pocket, the city matched three-to-one. During the program year, the Transit Administrator continued 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 \$ 139,700. 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.

The city also applied for two grants from TDHCA and the Metro Dallas Homeless Alliance to address the growing need to assist those at-risk or directly impacted with homelessness. If awarded, the grant will be implemented in the FY 2019-2020 program year and outcomes will be report in December, 2020 under the CAPER.

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 or activities 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 sub recipients 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 reduce and abate lead-based paint hazards, the City provides information and technical assistance to households receiving assistance under the Owner-Occupied Housing Rehabilitation program. Under the program year, only one home met LBP testing requirements for repair.

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 and Community Lifeline Center 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 50 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 180 students, 50 were directly impacted by CDBG. Campus staff conducted 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. Samaritan Inn and Hope's Door assisted shelter residents with case management services toward housing stability.

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; DFW Housing Consortium, Communities Foundation of North Texas, 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, McKinney Food Insecurity Coalition, Collin County Early Childhood Education Coalition, Collin County Social Services Association and Collin County Committee on Children and Wellness, to shape and discuss housing access obstacles. The Mayor also created a task force during the year to help address the impact of homelessness and coordination in our community. The city also began coordination to address opportunities for housing choice voucher holders to secure housing by creating a program to encourage landlord participation.

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 under the FY 2018-2019 reporting period:

- To address lack of public awareness of Fair Housing Rights, The City conducted two workshops during the reporting period to affirmatively further fair housing through public education. Workshops were in partnership with the Texas Department of Aging and Disability Services, the North Texas Fair Housing Office and Legal Aid of Northwest Texas. Participants learned about identifying Fair Housing issues and resources, requests for reasonable accommodation and Tenants' rights in the state of Texas. Information is also available on the city's website and staff participates in fair housing and ADA training throughout the year for knowledge and better communication.
- Assisted MHA with public awareness of public housing waiting lists and vacancy opportunities to interested persons
- Staff referred persons requesting to file a housing discrimination complaint to the Regional Ft. Worth Office, Housing & Urban Development (HUD), or the North Texas Fair Housing Center, who are charged to receiving, investigating and reconciling fair housing complaints in sale, rental, financing or appraisal of housing. Persons receiving fair housing information of their rights under the Fair Housing Act in person and online.
- With increased costs in acquisition, the City worked to waive permit fees for nonprofit developers, assisted in purchasing or donation of lots and utilized city departments in planning to remove barriers to affordable housing development.
- *Presentations:* Staff participated in panel discussions about affordable housing at multiple sessions with the DFW Housing Consortium in Dallas and Collin County, National Association of Realtors and the Collin County Black Chamber of Commerce to encourage MBE participation in programs.
- The City completed eight (8) housing rehabilitation activities to preserve affordable housing stock in its community.
- Within the program year, the Housing and Community Development Department Manager conducted multiple presentations to City Council, McKinney ISD Board, and McKinney Chamber of Commerce community on the need for additional Affordable Housing and its economic impact to the community. Current data was shared to support how housing impacts job creation and retention among varied types of households headed by low income residents, teachers, entry-level professionals, and public safety workers.
- The Housing & Community Development Department provided resident assistance through phone calls, walk-in visits or email communication regarding fair housing rights, tenant rights and resource coordination. While the City of McKinney is not a designated Fair Housing Office by HUD, Citizens were provided HUD fair housing information, a copy of State of Texas Tenant Rights Handbook guide and other legal advocate resources for assistance. One referral resulted in a request for reasonable accommodations to HUD inquiries for persons with disabilities.
- Code Enforcement collaborated with the Housing & Community Development Department to draw more resident awareness of resources, including the city's housing rehabilitation program, identifiers that are considered substandard and provided greater awareness of the International Property Maintenance Code (IPMC); the model code used by the city that sets minimum maintenance requirements for existing commercial and residential structures and premises.
- Staff participated on online training for ADA and fair housing through the Texas Department of

Housing and Community Affairs and trainings recommended by the city's ADA Coordinator during the program year.

- The completed Title VI policy and procedures under the Collin County Transit program was approved during the reporting period 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). Copies of the document are available to the public at City Hall and at request by mail. The City also provides online access to the public to issue complaints. Title VI and ADA policies are available to the public on the city's website. <https://www.mckinneytexas.org/1944/Transit-Services>
- The City of McKinney began steps to prepare procurement to update its Impediments of Fair Housing Choice, which is a part of the Consolidated Plan. The process will begin in the next program year. The city also consulted with fair housing advocates to develop a new program to aid in the assistance of landlords accepting vouchers; this pilot program will be implemented in the upcoming program year.

DRAFT

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 with a 1.01 ratio as of 8.2.2019.

Monitoring includes review of the city's programs including Housing Rehabilitation and Public Service Sub recipients. Each program receives 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 sub recipients throughout the year, as needed to meet reporting and reimbursement requirements. Sub recipients and city funded programs must submit monthly reports of performance, where staff reviews 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.

The City has a goal to provide reasonable citizen participation opportunities, following federal government regulations and requirements. City Council appoints a seven (7) member Community Grants Advisory Commission (CGAC) to assist in developing recommendations for projects and activities within the annual entitlement grant and local public service funding. At minimum for the CAPER, the city will public notice and provide a 15-day public comment period to review and provide comments on the city's CDBG performance from December 1, 2019 to December 16, 2019. 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 8:00 AM – 5:00 PM during the comment period; also citizens may request a mailed copy by calling the office at 972-547-7577. Citizens may provide comments no later than December 16 for the comment period. McKinney City Council will conduct a public hearing on December 17, 2019 at the regularly scheduled meeting, 222 North Tennessee Street, McKinney, TX 75069; citizens may also submit or provide comments during the public hearing. Comments submitted during the public comment period or public hearing will be included in the final draft. HUD will review the final draft, determine compliance in performance and submit final approval 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 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 then submission to HUD for review and final approval.

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

No

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

Not applicable.

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 performance of the CAPER is under the 4th year of the 2015-2019 Consolidated Plan. 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. The Housing & Community Development Department used social media platforms for greater public awareness with residents and agencies.

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 under CDBG. And continue to be open to working with affordable housing developers for new market activities. The city is also developing a Landlord Tenant program to encourage more landlords to accept housing choice vouchers and provide more benefit to families in other locations West of Hwy. 75.

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