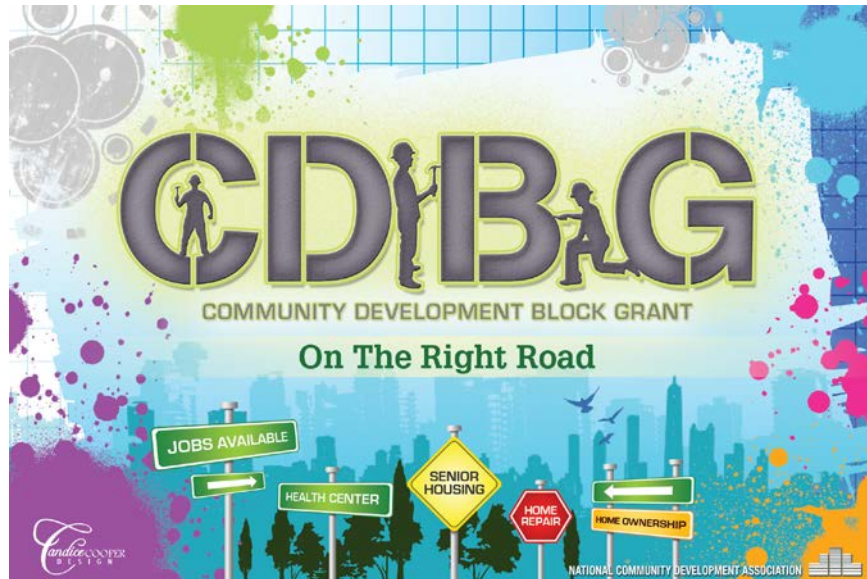


**CITY OF MCKINNEY
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**



**DRAFT OF THE ANNUAL ACTION PLAN
PROGRAM YEAR:
OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

Executive Summary

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

1. Introduction

Format and language of the document is as required by The U.S. Department of Housing and Urban Development (HUD). The City of McKinney is a grantee recipient of Community Block Development funding. HUD regulations at 24 CFR Part 91.15(a)(2) requires the city to submit an Annual Action Plan by August 16, 2019 to receive estimated funds under the PY 2019-2020 program year. The Annual Action Plan details how funds will be used to address the goals and objectives within the City's Five Year Consolidated Plan (2015-2019). The PY 2019 Action Plan represents the fifth year under the Consolidated Plan process, to include the assigned allocation of \$ 761,993. The Housing and Community Development Department is the lead department responsible for the consolidated planning process. The development of the Annual Action Plan involves collaboration with multiple stakeholders including, residents, city departments, social service providers, organizations, housing developers, small business owners, and the general public. Responses under the action plan are based on requirements and format of HUD.

The Community Development Block Grant Program (CDBG) requires that each funded activity must either principally benefit low and moderate income persons and households, aid in the prevention or elimination of slums and blight, or met a community development need having a particular urgency. With respect to impacting residents in a given area, at least 51% of McKinney's area residents must be of low and moderate income. Funded agencies and city program primarily must meet this requirement.

However, given the location of the City within Collin County, some areas may have great need, but may have no or few areas in which 51% of the residents are low and moderate income. As such, the CDBG law, per the U.S. Department of Housing and Urban Development (HUD) authorizes an exception criterion in order for the City of McKinney to broaden program reach and undertake area benefit activities. The exception threshold for each based on the 2011-2015 American Community Survey (ACS). This percentage of 45.80% under FY 2019 represents the minimum percentage of low- and moderate-income persons that must reside in the service area of an area benefit activity for the activity to be assisted with CDBG funds, if the City proposes use of area benefit activities during the program year.

Under law, Section 105 (c)(2)(A)(ii) is implanted in the CDBG regulations at 24 CFR 270.208(a)(1)(ii), which identifies the exception threshold: all block groups within the grantee's jurisdiction in which people are residing are order ranked from the highest percentage of low-to- moderate income persons to the lowest. The total number of block groups is divided by four. If the percentage of low and

moderate income-person in the last block group in the top quartile is less than 51 percent, that percentage becomes the grantee's low and moderate income threshold for area benefit activities.

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.

The City developed its CDBG objectives and outcomes for the 2019-2020 Program year of the Action Plan based on citizen participation and needs identified in the Consolidated Plan. Proposed funds used will continue to assist persons preserve affordable housing under housing rehabilitation and other resources, assist the homeless and those at-risk of homelessness, provide public services including but not limited to senior citizens, youth, abused or neglected children and further fair housing.

Decent Housing

- Goal of providing direct assistance of Housing Rehabilitation repairs for 15 homes, including substantial rehabilitation; Tenant-based rental assistance for 5 households; (State funding), two applicants for homeownership and provide homeless prevention resources by providing 10 housing choice voucher holders with security deposits and assisting at minimum 20 eligible households with emergency rental, utility or mortgage assistance.

Suitable Living Environment

A summary of resources for use in public services

Through CDBG funding, the city will partner to provide homeless and shelter supportive services for approximately 75 persons; academic support services for 45 students; Volunteer advocacy services and training to assist approximately 30 abused or neglected children; counseling services; meal service to assist senior citizens; support to help residents with security deposits toward affordable housing

Under CSG funding, public services will include the leveraging of city grant funding to assist with support of affordable housing; services for abused spouses; life-skills management for youth; healthcare to persons underinsured or uninsured; program services for at-risk youth to develop strong academic and social skills and support to veterans to ensure improvement with housing and support services.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The citizen participation process 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 of the anticipated funding and the application process. The city works 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. Technical assistance began with a grant announcement that was published in print and distributed through social media networks. Interested persons and agencies were asked to attend a pre-application meeting in March, 2019 to learn directly about requirements.

Applicants received technical assistance by phone, email or in-person consultation for the grant application process before the grant deadline submission. City staff reviewed applications for compliance of grant deadlines and requirements, and prepared materials under public hearings held by the Community Grants Advisory Commission. The Commission – a 7 person voluntary group, appointed annually by City Council - serves as the citizen participation group to conduct public hearings, review applications and provide funding recommendations to City Council. Public hearings were held to hear funding requests of activities and city programs under the Annual Action Plan. Notices are posted on the city's website, emailed through newsletters to the public and announcements made to community groups and coalitions.

Citizens are able to provide their input at three public meetings, three public hearings and written comment during the public comment period. The City provides public notice regarding the public comment period and meetings through publication in the newspaper, department social media newsletter, and other means of announcement. All public hearings are posted on the board at McKinney City Hall and at the website, <http://www.mckinneytexas.org>. The following a list of public hearings, meetings and comment periods that afforded citizens opportunity to provide input and engage in the process of the 2019-2020 Annual Action Plan:

- Pre Application Public Meeting for the Consolidated Grant Process, February 28, 2019
- Public Hearings: May 8, May 9, 2019
- Notice of public comment period: July 5– August 6, 2019

Annual Action Plan

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- City Council Public Hearing: August 5, 2019

Notices were published in the local newspapers and on the city's website. The Action Plan is made available for viewing at the Housing and Community Development Department office during business hours, online and by direct mail, as requested. Actions carried out or supported through implementation of the FY 2019-2020 plan are a direct result of discussions where City staff have participated and out of ideas, testimonies the City may have received through formal processes.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The public has opportunity to submit public comment about the Annual Action Plan from July 5, 2019 – August 6, 2019. This time period includes written comments. At the final public hearing on August 5, the public may also present public comments before the close of the period on August 6. To date, only one public comment has been provided, thanking staff for the smooth process of the grant application program. Any comments provided will be included in the final draft submission of the Annual Action Plan to HUD no later than August 16, 2019.

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

The city accepts all comments offered.

7. Summary

The 5th year Annual Action Plan under the PY 2015-2019 Consolidated Plan required by the U.S. Department of Housing and Urban Development for the use of Community Development Block Grant (CDBG) funds. Citizen effectively participated in the process and The City of McKinney anticipates receiving funding, under the program year beginning October 1, 2019. The city developed goals, objectives and anticipated outcomes for the Annual Action Plan. The city continues to evaluate past performance and will provide a briefing summary of the previous year, known as the CAPER within this program period. The public will have privy to review a draft report of the use of funds for the previous program year after October 15, 2019.

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 Program Delivery under the Community Development Block Grant	City of McKinney	Housing & Community Development
Subrecipient, TBRA	City of McKinney	TDHCA
Community Support Grant	City of McKinney	Housing & Community Development

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

City of McKinney, Housing and Community Development Department, 222 North Tennessee Street, P.O. Box 517, McKinney TX 75070

Shirletta Best, Community Services Administrator, sbest@mckinneytexas.org. Phone: 972-547-7577

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Citizen engagement is an important process under the Community Development Block Grant. It includes 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, Metro Dallas Homeless Alliance, Collin County Social Services Association, citizens citywide, the neighborhood P.R.I.D.E. (*Promoting Residents, Involvement, Development, and Enthusiasm*) Community Group, McKinney Housing Authority, and other innumerable agencies. Through the Housing & Community Development Department, the city also engages maintains close contact with its own Community Support Grant and CDBG subrecipients that serve McKinney Residents.

In the city's citizen participation plan, the city hosts at least three public hearings per year to discuss the priorities, processes and evaluation of the CDBG and CSG programs. The Community Grants Advisory Commission – a 7 person citizen voluntary group appointed by Council – meet to discuss proposed funding for the programs and provide recommendations to City Council. The city maintains informal and formal contact with agencies and the public throughout the year through public meetings, forums and reporting.

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(I))

The City of McKinney works closely with the Collin County Continuum of Care, P.R.I.D.E., Collin County Social Services Association, the Collin County Homeless Coalition, the Collin County Veterans Coalition; North Collin County Habitat for Humanity, the McKinney Housing Authority, and other stakeholders to coordinate strategic initiatives to learn and determine where 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.

The City consults with the Metro Dallas Homeless Alliance (MDHA) through the Collin County Homeless Coalition to conduct the annual Point-in-Time Count each January to determine the number of homeless in the city and capture data for service needs and outcomes. MDHA has a Coordinator that services McKinney residents and Collin County residents with support to seek social services and housing. The McKinney downtown library provides office space at least one day a week to support outreach efforts. The McKinney Police Department hired an officer, in the role of serving as homeless liaison to support efforts of the count, resident concerns, assist in coordination of needs for those who are homeless and also attends monthly county-wide coalition meetings.

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 does not receive ESG funds at this time. The City has applied for funds under the Texas Department of Housing and Community Affairs (TDHCA) as a subrecipient to provide street outreach services to those that are homeless. The application and review process is still in progress at this time. The City's Consolidated Plan includes the priority of serving the homeless and those at-risk of homelessness and therefore, no substantial amendments were required for this category. If awarded, the funding may be provided during the program year.

HUD provides funding under the Emergency Shelter Grant (ESG); grantee recipients and subrecipients use funds to rehabilitate and operate transitional shelters, provide essential social services, street outreach and other services to reduce the impact of homelessness.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	MAURICE BARNETT GERIATRIC WELLNESS CENTER
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing
2	Agency/Group/Organization	SAMARITAN INN
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing
3	Agency/Group/Organization	CASA OF COLLIN COUNTY
	Agency/Group/Organization Type	Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing, Stakeholder meeting
4	Agency/Group/Organization	McKinney Housing Authority
	Agency/Group/Organization Type	PHA

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy fair housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted and collaborated on information, fair housing input, program input and non-federal resources to leverage against their resources to improve affordable housing.
5	Agency/Group/Organization	COMMUNITY LIFELINE CENTER
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted under public hearings, meetings and outreach input. Outcomes include expansion of service using CDBG funds

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Dallas Homeless Coalition Alliance with the Collin County Homeless Coalition	Providing services and seeking funding to benefit those that are homeless, and conducting the annual Point-in-Time Count to determine the number of persons unsheltered for additional allocation of funding resources within Collin County through HUD.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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)
1	Public Hearing	Non-targeted/broad community	Two public hearings held with approximately 20 participants per night for public hearings including Citizen led Community Grants Advisory Commission, applicants and interested persons. Final public hearing to be held August 5, 2019 with City Council.	Only 1 comment received during hearings at this time.	No reason any comments would not be accepted through the comment period.	
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	Approximately 20 persons in attendance at July 12 meeting, including PRIDE (Resident neighborhood residents consisting of any residents citywide, in action of public education to affirmatively further fair housing and participation of activities.	Residents and agencies verbally thanking city for information. No written comments pertaining to CDBG action plan.	No reason any comments would not be accepted.	
3	Public Hearing	Non-targeted/broad community	August 5 Public hearing by City Council to hear comments on 2019-2020 CDBG Annual Action Plan. Final opportunity for citizens	No comments at this time as period is still open.	No reason any comments would not be accepted.	

			to comment during a public hearing.			
4	Newspaper Ad	Non-targeted/broad community	Legal notices for 30-day public notice published for public comment period to provide public comments for the Annual Action Plan.	No comments received at this time.	No reasons any comments would not be accepted.	
5	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Encouragement to attend grant application meeting, fair housing meetings and public hearings held in February 28, April 16 and May 8 and 9 in preparation of AAP. Internet and Social marketing reach to approximately 600 stakeholders from community, government, businesses, education and faith-based organizations as well as residents for outreach. City also posted information on city website, www.mckinneytexas.org</p>	One comment received to date	No reason why not to accept additional comments through August 6, 2019.	

			and used city's Facebook page.			
6	Public Meeting	Non-targeted/broad community	Public announcements and opportunity for public feedback at community meetings and forums including the Collin County Social Services Association, Collin County Homeless Coalition, Stronger Together McKinney, Participation is still underway, approximately 130 persons in attendance to date)	No written comments received at this time.	No reason comments would not be accepted through comment period ending August 6, 2019.	

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 consists of public hearings, meetings, and consultations with the public, government and non-governmental agencies before and during the public comment period.

Expected Resources

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

Introduction

With a population of more than 180,000 residents, the City of McKinney anticipates approval under the U.S. Department of Housing and Community Development’s CDBG program to receive funds for use under the program year of October 1, 2019- September 30, 2020. 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 has an allocation \$ 761,993 in CDBG funds for PY 2019 and anticipates carryover funds unused from previous year(s) to be used toward eligible activities including housing rehabilitation, vacant lot acquisition, other 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.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Housing Public Improvements Public Services	761,993	0	0	761,993	0	Funding will be used for grant administration (subject to 20%cap; public services (subject to 15%cap; and housing rehabilitation, housing services.
General Fund	public - local	Public Services	139,700	0	0	139,700	0	Estimated allocation of general fund resources to assist eligible McKinney residents up to this amount. City budget is still under public comment and action. Expected approval by September 30, 2019. Public hearing to City Council October, 2019.
Other	public - federal	Housing Public Improvements	0	0	0	0	0	Up to the amount of \$ 533,648 in carryover funding would be used for eligible housing rehabilitation activities. Contingent upon end of year availability as of September 30, 2019.

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

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. Federal funds leverage scope of local funds to expand housing and community development services directly to McKinney residents and households. 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.

Agencies unable to meet capacity of federal reimbursable grant may apply to use local funds under the Community Support Grant, to provide direct needed services. Organizations may apply for Community Support Grant funds each fall, to be used for program costs, salaries, supplies and materials toward the benefit of serving McKinney residents. Applications and evaluation criteria are reviewed both by the Community Grants Advisory Commission and primarily funding support benefit households or persons in the areas including housing support, emergency financial assistance, education/literacy, mental health counseling, youth services, senior services, supportive housing services, or health care. Agencies and city programs will be required to submit progress and financial reports of funding use. Agencies approved for CDBG funds in the same year will be ineligible to apply for the same program. Carryover CDBG funds if available, will expand program annual goals and indicate that McKinney has the capacity to implement resources more quickly and to more LMI households or persons for the housing rehabilitation program.

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

Discussion

Please see above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

The Consolidated Plan begins a start year of 2015 and end year of 2019. The Annual goals reflect resources under the last year of the plan, for program year October 1, 2019 – September 30, 2020.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2015	2019	Affordable Housing	McKinney City Limits	Housing	CDBG: \$495,297 CDBG Carryover from prev years: Est. \$533,648	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Non-Housing Community Development	2015	2019	Non-Housing Community Development	McKinney City Limits	Public Services	CDBG: \$113,814	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 72 Beds Homelessness Prevention: 15 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Grant Administration	2015	2019	Grant Administration	McKinney City Limits	Grant Administration	CDBG: \$152,398	Other: 1 Other

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	The PY allocation will be used for housing rehabilitation (rental or single-family); carryover funds from previous program year(s) will be used with the allocation.
2	Goal Name	Non-Housing Community Development
	Goal Description	During the program year, public services up to 15% of the total PY 18 allocation will be used for public services under the agencies of CASA of Collin County; Communities in Schools, Community Lifeline Center, Hope's Door/New Beginnings Center; Meals on Wheels of Collin County; The Salvation Army and The Samaritan Inn.
4	Goal Name	Grant Administration
	Goal Description	No more than 20% of the total allocation will be used for grant administration and planning, per statutory requirements. This will include administration of the program including management and support of the program, monitoring, fair housing activities, training and planning. The goal listed as "Other - 1" will be to ensure the grant meets program and compliance requirements, including grant timeliness and consolidated planning

Projects

AP-35 Projects – 91.220(d)

Introduction

This section outlines the projects proposed for the 2019 program year.

Projects

#	Project Name
1	Housing Rehabilitation Program
2	Public Services
3	Grant Administration

Table 6 - Project Information

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

Under city's current consolidated plan, housing rehabilitation the primary priority need for funds to predominately benefit low-to-moderate income persons, based on data and citizen input at the time of the Consolidated Plan process. Services for those who are homeless or at-risk of being homeless are also addressed as housing priorities and are address under resources from agencies who serve those needs as a public service. Under statutory requirements, no more than 15% of the CDBG allocation can be used for public services and no more than 20 % of the allocation may be used for grant administration. Services under grant administration include general operations under the grant not limited to planning activities and outreach, monitoring and auditing, general operations, training and environmental reviews.

AP-38 Project Summary
Project Summary Information

1	Project Name	Housing Rehabilitation Program
	Target Area	McKinney City Limits
	Goals Supported	Housing
	Needs Addressed	Housing
	Funding	CDBG Carryover from prev year: Approx. \$553,648
	Description	Funding under AAP includes allocation and carryover funds
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	15 households
	Location Description	Citywide, undetermined at this time
	Planned Activities	Rehabilitation, Inspections, Lead-Based Paint Assessments, Inspections and remediation, training, administration, application processing, environmentals, legal and program requirements
2	Project Name	Public Services
	Target Area	McKinney City Limits
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Homeless Public Services
	Funding	CDBG: \$113,814
	Description	Up to 15% of PY 2019 allocation to be used for Public Services
	Target Date	9/30/20
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide

	Planned Activities	<p>CASA of Collin County, \$17,681 to benefit abused and neglected children</p> <p>Community Lifeline Center, \$7,514 providing at-risk homeless prevention emergency assistance</p> <p>Communities in Schools, \$17,147 to benefit elementary children with academic and social services support</p> <p>Hope's Door/New Beginnings, \$10,098 with abused spouse program, counseling and support</p> <p>Meals on Wheels of Collin County, \$14,181 to provide meals for elderly McKinney seniors aged 62 and older;</p> <p>The Salvation Army, \$, providing homeless prevention assistance for emergencies through utilities and housing</p> <p>The Samaritan Inn, \$ 17,000 - providing case management assistance for homeless shelter residents.</p> <p>LIFT Program, \$20,000 to assist with security deposits and supported eligible services to assist Housing Choice Voucher Holders</p>
3	Project Name	Community and Economic Development
	Target Area	McKinney City Limits
	Goals Supported	
	Needs Addressed	Community Development
	Funding	CDBG Carryover from prev year: \$170,674 (Re-allocation use)
	Description	Amended use of carryover funds to be used for housing rehabilitation and included in budget
4	Project Name	Grant Administration
	Target Area	McKinney City Limits
	Goals Supported	Grant Administration
	Needs Addressed	Grant Administration
	Funding	\$152,398
	Description	up to 20% of funds to be used for grant administration and planning
	Target Date	9/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	N/A – Funds used for grant program support, statutory caps
	Location Description	N/A – Funds used for grant program support, statutory caps
	Planned Activities	Grant administration and planning to support the CDBG program for delivery and compliance, including monitoring, training, fair housing activities, reporting, legal notices and other support per grant requirements and eligibility.

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 in the city of McKinney for eligible residents, with emphasis in the lowest income census tracts of 309, 308, 307 and 306, particularly for projects that are under Census area benefit, if applicable. All CDBG funded projects will primarily meet the national objective of benefiting low to moderate income persons and households within McKinney city limits. Twenty percent of the funds does not carry a national objective, as the goal and requirement is to administer the entire grant program, which still benefits all eligible participants.

Geographic Distribution

Target Area	Percentage of Funds
McKinney City Limits	80

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of McKinney has not restricted assistance 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. Under census data estimates, 7.0% of McKinney population are under poverty status and while there are those living in census tracts with older communities and higher poverty status, the overall program goal should assist any eligible resident within city limits.

Grant Administration, 20% is not included in percentage of funds for allocating investments geographically as it supports the administration requirements of the grant to ensure benefit to eligible participants and programs. If applicable, any activities that require Area benefit classification will be used specifically in the highest LMI census tracts to reach greater impact and meet regulation requirements under program year FY 2019-20.

Discussion

Please see above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

As housing costs 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 case management to preserve affordable housing and assist those with public services who are either homeless or those at-risk of homelessness. HOME funds awarded by the state will support eligible McKinney residents under the Tenant Rental Based Assistance Program, where residents will be assisted for up to 24 months with rental and utilities for low to very low income persons, including those in transition of being sheltered at the Samaritan Inn.

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	15
Special-Needs	0
Total	45

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	5
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	20

Table 9 - 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 available and awarded through Texas Department of Housing and Community Affairs (TDHCA) to assist 5 residents. Other goals will be achieved through CDBG funding to assist homeless residents with case management services and an estimated 15 households with emergency rental assistance. CDBG cannot be used for the development of new housing units. Where there is need, upon evaluation the city will seek consideration of the Housing Finance Corporation to assist families in need to develop a housing unit and will be reported in the city's year-end report of outcomes and accomplishments.

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.

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.

The Housing Authority will work in partnership with the city to seek input and update the Analysis of Impediments for Fair Housing Choice and as a lead partner under the city pilot program, LIFT to assist Housing Choice Voucher holders. The McKinney Housing Authority is currently working toward completion of the redevelopment of Merritt Homes, which began reconstruction under the last program year. As a partner, the City and MHA continue work in outreach to engage residents on fair housing and other programs, including Homeownership and Tenant Based Rental Assistance or referrals for public services, when applicable.

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

As with housing authorities and providers across the country, MHA also 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 (RAD) to preserve public and HUD-assisted housing units through conversion. The first units that were redeveloped included Newsome Homes, completed May 2017. MHA is underway in the redevelopment of Merritt Homes at

1200 N. Tennessee Street and anticipates completion by December, 2019. This will be the second successful reconstruction of the housing units, now structured to provide eligible residents with housing units that provide greater comfort, energy efficiency and a community room. MHA submitted application to HUD for a RAD PBRA conversion for the current 86 housing unit facility to be redeveloped to 136 units (86 PBRA and 50 Tax Credit units). In an effort to deconcentrate, MHA sought to partner in developing a portion of the 86 PBRA units in a qualified high opportunity area in McKinney, but did not receive response to the RFP.

Relocation Plan.

McKinney Housing Authority is responsible and will authorize a preference to the Housing Choice Voucher and PBRA waitlist in the event a participant is displaced due to RAD. Per MHA's action plan, "MHA will offer a Waiting List preference to families that must temporarily relocate from Merritt Homes as a result of the planned demolition of the site and its subsequent redevelopment via RAD program. The family will qualify for the preference if the household has been issued a General Information Notice and has not already taken occupancy of a different temporary placement. MHA will permit voluntary transfers from properties scheduled to the RCC if the tenant requests."

The relocation plan continues to prove successful and eligible residents will be continue to be under the plan, per RAD program requirements during the program year.

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

The McKinney Housing Authority encourages resident to become more involved in their environment through volunteerism, school activities, and participation under the Resident Council program and also the city's programs including Neighborhood Services, citizen input meetings and committees. Residents are aware and encouraged to attend public education programs for homebuyers conducted by the city's Library and Housing and Community Development departments.

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

The U.S. Department of Housing and Urban Development (HUD) requires determination. Based on review information at this time, The McKinney Housing Authority (MHA) is not designated as troubled.

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

Introduction

The Annual Action Plan also includes activities that support Consolidated Plan areas. The Salvation Army and Community Lifeline Center will be the only CDBG funded agencies this year providing homeless prevention assistance. The city's Tenant Based Rental Assistance Program receives funding through the state of Texas, to assist eligible residents with rental and utility assistance for up to 24 months toward self-sufficiency. The city will be in its 2nd year of this \$200,000 grant. It's anticipated approximately 5 households will be served during the program year.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

General goals including to assist homeless persons and families in the Continuum of Care, cycle of homelessness, and homeless prevention; providing street outreach resources and conducting programs under public services.

- *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.

Addressing the emergency shelter and transitional housing needs of homeless persons

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 for meeting transitional housing resources of the community. Other agencies such as City House will meet emergency shelter needs for youth with funding from the city's Community Support Grant.

Each year, the city leads an annual Point-in-Time count of unsheltered persons in January to within the program year, the city will update its Consolidated Plan to review community needs in addressing emergency shelter.

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Discussion

Those who are at-risk of homelessness will have access emergency housing assistance for utility, rental or mortgage assistance from agencies including Community Lifeline Center and the Salvation Army. The city provides assistance for those at risk of homelessness under water shut-offs by providing a grant to assist the very vulnerable, which includes senior citizens and the disabled.

A new pilot program called LIFT will assist those at-risk of homelessness under use of vouchers. The positive, effective engagement with Collin County Landlords will be critical in assisting low-to-moderate income renters – particularly 50% and below of the area median income mitigate conditions due to the lack of available and reasonable housing, which aids in creating at-risk conditions for homelessness. In partnership with the McKinney Housing Authority, LIFT will provide homeless prevention resources for those who are low-income and aid in reducing the administrative burden under the housing authority.

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 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 engage resources 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 during program year.

Discussion:

Please view discussion 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 that were met and conduct the next Consolidated Plan for 2020-2024. Resources to improve understanding of community needs and data. The citizen participation plan will 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 neighborhood and community 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

- Connecting with residents and other stakeholders under our citizen participation plan to seek their input to foster and maintain affordable housing. Public hearings, focus groups and meetings were conducted in the previous program year and that work will continue in the program year. 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. Continued implementation and development to meet current goals and update the Analysis of Impediments for Fair Housing. The city continues to coordinate planning and engaging the public in the process to develop programs, incentives and public education based on the analysis and address goals and strategies of housing barriers.
- The city will also 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 will be conducted through the updating the city's Consolidated Plan and Analysis of Impediments, including meeting with neighborhood and community stakeholders for input.

- McKinney also is now a participant of the SETH - The 5 STAR TEXAS ADVANTAGE PROGRAM provides eligible homebuyers several options for a loan program that meets their needs. This program provides down payment and closing cost assistance in the form of a gift. The maximum amount of assistance provided is 5% of the loan amount. There is no repayment expected for this Grant. For homebuyers, this reduces their out of pocket expense and makes home ownership obtainable. Grant funds can be used to meet the buyer's required investment. Loan terms for both options are fixed 30 year rates.

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. Under this program year, there will be greater emphasis to continue public education to encourage participants to seek program resources available.

Actions planned to reduce the number of poverty-level families

According to census data, more than 8% 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 –The city will preserve affordable housing with CDBG and state funding to assist applicants under the housing rehabilitation program. Citizens will continue to 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, and 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. CASA of Collin County will provide court-appointed volunteers to assist abused/neglected children with case management services.

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, 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 engages coordination and collaboration between public and private housing and social service agencies, the City works with subrecipient agencies listed in the summaries, as well as agencies funded through City funded Community Support Grant. City staff provides support and information updates to the Community Grants Advisory Commission. The City also works with organizations to further enhance services and information including, but not limited to Collin County Social Services Association; Collin County Homeless Coalition; Collin County Veterans Coalition; and Volunteer McKinney, among others.

Discussion:

This section is optional and was left blank intentionally.

Program Specific Requirements

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

Introduction:

Per description of program income guidelines, the City of McKinney does not anticipate receiving CDBG program income prior to Program Year 2019-20. There are no urgent need activities at this time; however, if the need becomes required, a substantial amendment for approval will be enacted. The City of McKinney has not used Section 108 loan guarantees and Section 108 is not applicable to the 2019-20 Action Plan at this time. The City of McKinney also does not receive income from float-funded activities, nor has or anticipates income from float-funded activities.

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

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. 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
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80%