



CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)



Reporting Period:
OCTOBER 1, 2008– SEPTEMBER 30, 2009

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Executive Summary (CAPER 2008)

The City of McKinney's Consolidated Annual Performance Evaluation Report (CAPER) provides a review of the activities and programs that occurred during the fourth year of the City's five-year Consolidated Plan. The reporting period for the program year began on October 1, 2008 and ended September 30, 2009.

The CAPER is an annual compliance report under the Community Development Block Grant Program (CDBG). The serves as a tool to indicate how the City used its federal funding and how it leveraged these funds with other city resources and programs. The CAPER will be viewed by the general public in accordance with the Citizen Participation Plan, prior to submission to the McKinney City Council and the U.S. Department of Housing and Urban Development (HUD).

The Community Services Department administers the CDBG grant. The department consists of three offices: *CDBG* (Housing Rehabilitation Program and Public Services), *Affordable Housing* (Housing Reconstruction and Affordable Homebuyer Programs) and *Neighborhood Services* (Resident Activities and Neighborhood Revitalization Programs).

During the reporting period, the City of McKinney received CDBG funds of \$520,856. The City of McKinney reports that 100% of its CDBG funding went to benefit the priority needs identified in the City's Housing and Community Development Consolidated Plan for the benefit of low to moderate income persons.

"At-a-glance" accomplishments from the City of McKinney during the reporting period include:

- 16 low-to-moderate households received home repair assistance in the Housing Rehabilitation Program
- 147 McKinney seniors received weekday and evening meals
- 22 low-income children and youth received low-cost visits to dentists for basic care.
- 41 children received the services of volunteer court appointed advocates for child abuse or neglect cases.
- Approximately 1,500 individuals participated in community education meetings including UNIDOS, neighborhood revitalization and Kids Council activities
- Over 247 child abuse victims receiving clinical counseling services
- 150 persons in a homeless shelter received assistance.
- Approximately 35,000 households received fair housing information and a newspaper readership of more than 30,000 households received access to information about their Fair Housing rights and how to file a complaint.

PART I – ANNUAL PERFORMANCE

A. Resources Made Available

The City of McKinney is the fastest growing city of its size, according to recent published data reports, including the Department of Commerce, U.S. Census Bureau (American Community Survey). While Census 2000 data is used under the Consolidated Plan, the City's planning department estimates growth over 125,000 in population. Under this growth, many residents largely expend income resources on housing costs. According to data, thirty percent of homeowners spent 30% or more of their household income on housing. Demographics are also changing. Overall within the county, there has been a significant increase in the number of seniors, aged 65 and older (65% increase) and children under 18 living in poverty (36%).

In addressing the need, the City continued to use leverage federal, state and local funds to assist low-to-moderate income residents with a host of housing resources including home repairs, emergency assistance, homeless prevention, and first-time homeownership.

Housing Resources

During the reporting period, \$334,213 in Community Development Block Grant (CDBG) funds were made available for the City's housing rehabilitation program. Resources committed to the home repair program and other varied housing activities during the period of this report are detailed below:

CDBG	\$ 334,213
HOME Funds	\$ 143,000*
General Fund for Homeownership	\$ 60,000
Section 8	<u>\$ 2,435,929</u>
Housing Resources:	\$ 2,973,142

Explanations of the results shown in the above table are as follows:

CDBG funds are received through an entitlement grant. The amount committed to housing activities included the total portion of CDBG's allocation for housing rehabilitation (\$331,059); lot acquisition for affordable housing development under Habitat for Humanity of North Collin County (\$25,000) and three homeless and homeless prevention activities (\$5,820 total), under the public services cap.

The City of McKinney is committed to providing affordable housing for its citizens. A total of \$143,000 was committed, the remaining part of the \$286,000* (two-year) HOME grant under the Texas Department of Housing and Community Affairs (TDHCA.) With a commitment of \$60,000 in general funds from the City,

18 families received assistance during the reporting period, in the form of down payment and closing cost grants. In addition, incentives were provided to affordable single-family builders, both nonprofit and for-profit, thereby increasing capacity of benefit to additional single-family homeowners.

During the reporting period, the City was a grantee of a TX Department of Housing and Community Affairs (TDHCA) Owner-Occupied Reconstruction grant. The two-year grant award was administered and closed under the



Affordable Housing Office to reconstruct low-to-moderate homes for qualified homeowners under very low status (0-30% AMI). The contract was amended in the first year from to \$60,000 per structure to build homes for qualified homeowners. As small businesses were used to complete the projects, the City of McKinney was able to have an economic impact with new jobs for affordable

builders and subcontractors.

Section 8 funds are those provided by the U.S. Department of Housing and Urban Development (HUD) as rent subsidies to Section 8 tenants. In McKinney, the Housing Authority (MHA) has 345 units of Section 8 housing. The Public Housing subsidy is funding provided to cover the shortfall between rents charged to public housing residents and operating expenses. The MHA had 203 units of Public Housing available during the reporting period.

The City of McKinney provided housing assistance to these households through the McKinney Housing Authority's low-rent housing and although no certificates were issues during this period, 345 Section 8 vouchers were issued. Of these households, the household income did not exceed 40% of median income for the Dallas area median income.

Other Resources

Additional funding sources have been limited and at times prevented the City from expanding additional services. To this end, a new City Grants Office was created within the Finance department. The Grants Administrator role is diverse and unlimited toward helping the City seek or develop potential grant opportunities; to insure review of contract compliance for all city awards, and to advise both the Mayor and City Manager on probable resources that most benefit the planning strategies of our growing city and its residents.

Currently, the City of McKinney does not receive federal Emergency Shelter Grants (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) funds. However, the City does receive federal funds known as HOME Investment Partnership, through the Texas Department of Housing and Community Affairs as a sub-recipient of the State of Texas entitlement grant, instead of the City of McKinney acting as a Private Jurisdiction (PJ).

In addition, the City Council established a Community Support Grant Program to define a process for evaluating requests from non-profit agencies for direct funding assistance.

Funding priorities under this grant include:

- Disaster Aid
- Basic Needs (food, clothing)
- Housing (non-financial assistance),
- Health and Medical (including mental health)
- Housing (financial assistance)
- Transportation and Recreation and athletics/sports.

The program was able to continue in FY 08-09, supporting nonprofit agencies and thus leverage the resources of the CDBG program and other grants.

B. Investment of Available Resources/Meeting Priority Needs

Strategies to Address Priority Housing Needs

Provide safe, secure housing for very low and extremely low-income homeowners and renters.

Housing Rehabilitation Activities. Using CDBG funds, the City of McKinney continues its emphasis on housing rehabilitation activities. The housing rehabilitation program is citywide, with focused efforts primarily in low-to-mod communities east of Highway 5 in east McKinney. Repairs included emergency repairs, small and major rehabilitation.

During the reporting period, \$334,213 in CDBG funds were made available for the city's housing rehabilitation program. The program is fully staffed and assisted 16 households during the reporting period. It is important to note the city does not displace any homeowner through the CDBG funded rehabilitation program. The rehabilitation projects completed during the reported period the overall goal of the City's consolidated plan.

Staff provided information to residents about the home repair program through community neighborhood meetings, referrals, social service providers and other marketing opportunities.

Lead-Based Paint Compliance. The City continued to meet its compliance of Lead Based Paint (LBP) under the Safe Housing Rule. Under federal guidelines, homes built prior to 1978 must be tested for lead-based paint. Through the housing rehabilitation program, all houses built prior to 1978 are inspected for lead hazards prior to rehabilitation, and if hazards exist, treatment is included in the home rehabilitation work at no additional charge to the homeowner. During the reporting period, four homes met these guidelines and were inspected for lead and received LBP corrections.

The City's Housing Rehabilitation Specialist maintained his Risk Assessor license from the State of Texas and attended several LBP and Green Building trainings, including the recent *HUD Healthy Homes National Conference*, to expand knowledge toward the benefit of participants in the Housing Rehabilitation Program.

Affordable Housing. Under the Affordable Housing Office, the City continued to invest general fund dollars, along with federal funding, into the first-time homebuyer program, which provides closing cost grants. During the reporting period, the city invested \$ 60,000 in general funds as a match to the HOME funds from the Texas Department of Housing and Community Affairs (TDHCA), to help the City gain 18 new homeowners. Overall, the geographic distribution of these programs was citywide in scope, although the majority of affordable homes purchased were east of Highway U.S. 75. The City of McKinney continues to seek and apply for other grant funding for affordable housing.

To continue sustainability of a successful affordable housing program, the City established a Housing Partners Program. With continuous outreach, there are approximately 42 participants in this partnership program. Local entities include builders, banks, non-profit agencies; mortgage lenders, title and insurance companies; home maintenance groups, and home repair companies. In partnership, all entities work in cooperation with the City of McKinney, for the purpose of developing more informed and prepared first time homeowners. Each partner is required to enter a formal agreement with the City of McKinney, agreeing to fully support efforts in providing safe and decent housing to citizens and interested persons. The Housing Partners meet with city staff throughout the year to discuss progress, Fair Housing and other ongoing matters.

These partnerships and programs work together to significantly improve the lives of low-income working families, senior citizens, special population groups and others who are in need and pursuit of decent, affordable housing.

Strategies to Address Priority Homeless Needs

To secure supportive service funding opportunities for the prevention of homelessness.

During the reporting period, the Collin County Homeless Coalition worked in partnership with the Metro Dallas Homeless Alliance to apply Emergency Shelter funds. Although the City of McKinney does not receive direct funds, efforts are supported through participation to insure that McKinney agencies can apply and receive funds to benefit its residents. Two Collin County non-profit agencies assisted McKinney residents through the use of ESG funds during the reporting period. The agencies include Hope's Door and LifePath Systems, both City of McKinney CDBG subrecipients.

The Coalition meets monthly and it is a task force created among local entitlement grantees including the cities of Plano, Allen, Frisco and McKinney, along with the private sector and local non-profit organizations). All of the fore mentioned cities adopted a formal plan to end chronic homelessness in Collin County, in the form of a resolution. In addition, each year the Coalition coordinates the county's annual homeless count, with the support of Metro Dallas Homeless Coalition, the Samaritan Inn, law enforcement, nonprofit agencies, community leaders and other entities to determine the need and data, in support of future funding opportunities.

The Samaritan Inn, Collin County's only homeless shelter based in McKinney, received funds in the amount of \$7,210 during the 2008-09 fiscal year for transportation and childcare. The program was completed during the reporting period with 150 persons receiving assistance.

Strategies to Address Priority Community Development Needs Community Development Objectives

The goals of the programs covered by the consolidated plan are to strengthen partnerships with jurisdictions and extend and strengthen partnerships among all levels of government with the private sector, non-profits and non-profit organizations. The partnerships will enhance efforts to provide decent housing, establish and maintain a suitable living environment and expand economic opportunities for each citizen, especially for very-low and low-income persons.

- Decent housing includes assisting homeless persons to obtain appropriate housing and assisting persons at-risk of becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition at an affordable cost to low income persons.
- A suitable living environment includes the safety and livability of neighborhoods; increasing access to quality public and private services and facilities; reducing the isolation of income groups and the revitalization of deteriorated neighborhood; restoring and preserving the properties of special historical or architectural value.

Overall, the geographic distribution for these activities was citywide in scope in reach to low-to-moderate income residents. The City of McKinney's Consolidated Plan directly supports these goals in the long-term in the following ways:

Strategic Vision for Change and Neighborhood Revitalization

Priority 1:

To provide and support neighborhood revitalization programs and activities that supports the improvement, appearance, education and stability of low-to-moderate income neighborhoods.

The city's neighborhood revitalization program is known as P.R.I.D.E., *which stands for Promoting Resident Involvement and Developing Enthusiasm*. This significant program assists with this priority. There are five neighborhoods in which residents participate in monthly meeting, National Night Out activities and other events that are reflective of each neighborhood's unique character and charm. Annually, each community identifies the top five priorities for their prospective neighborhoods. Through support from the Neighborhood Services Office and other city offices, residents receive information or assistance on various concerns including, parks, planning, code enforcement, fire safety and other key issues. The program's Area Leaders, known as PALS, meets quarterly to exchange ideas, provide information, and to share resident concerns with staff. The P.R.I.D.E. participants have been instrumental in sharing their input for the City's Town Center study and other issues of interest.

Objective 1: Improve transportation availability for services throughout the city, and other including elderly activities, youth activities and child-care.

The City of McKinney also received Federal Transportation Agency (FTA) funds for transportation. The city designated C-CART, a entity of the Collin County Committee on Aging, as the subrecipient of these funds and several new bus routes were added doubling the stops and runs of the buses. On a typical day, over 40 vehicles are in operation. Services include wheelchair accessibility and all service is "curb-to-curb," except where on regular hourly bus routes. There is also on call/demand service, which helps elderly or those with limited mobility to obtain transportation to medical or other appointments.

During the reporting period, the City also provided funding to Big Brothers, Big Sisters of North Texas, in support community-based mentoring to youth. This support aided in the opportunity to help them participate positive programs among their peers that may include self-esteem awareness, homework assistance and communication. Under this program in which youth are partnered with caring adults, 32 youth received mentoring in McKinney.

Priority 3:

To provide outreach and awareness of social services.

The city continued to participate in the Collin County Social Service Association (CCSSA). CCSSA is designed to be a professional, networking agency for local government, non-profit organization and the community. Meetings are held monthly where information about local programs is shared. Through the city's participation in this agency, information is then available to relate to clients and citizens. The organization was also able to begin participation various community need assessments and CCSSA serves as an information resource for newcomers to the City in need of services or referrals.

The City's Community Services Department partners with the Volunteer McKinney Center to expand its outreach network though monthly networking with Volunteer Directors and Program Managers of social service agencies. Volunteers McKinney Center has a direct impact to the City of McKinney by providing volunteers, information and assisting in coordination of services for

relief efforts. The CDBG Office works in partnership with the agency for the volunteer home repair program, H.E.A.R.T.H. (*Hearts Energized and Ready to Help*), in which volunteers are matched with homeowners who are unable to participate in the Housing Rehabilitation Program. Volunteers are able to participate in small repairs easily accomplished over a weekend or day period of time.

In April, 2009 the Community Services Department held an open house to encourage residents to learn more about nonprofit agencies supported by the City. Under the theme, “*Get Connected*,” more than 10 agencies participated and the first-time activity had an attendance of approximately 60 participants.

C. Other Actions Taken

1. *Affirmatively Furthering Fair Housing*

Several activities undertaken during the reporting year included:

- Fair housing brochures were placed in utility bill mailers during the year, including National Fair Housing Month. *Reach: Approximately 35,000 households.*
- The Equal Housing Opportunity logo is displayed on all materials sent to persons participating in the city’s various housing programs.
- A full-page newspaper print ad and press release ran during National Fair Housing Month about Fair Housing Rights and reporting ran in local newspapers, informing citizen readers.
- The Affordable Housing Office conducted first-time homebuyer education classes, which included fair housing information to prospective homeowners. *Reach: Approximately 100 persons total.*
- Fair Housing information was distributed at PRIDE meetings and the CDBG Office worked with the Neighborhood Services Office to distribute information at community sponsored events, including the Juneteenth Community Celebration, National Night Out and Kids in the Community festival. *Reach: Approximately 600 persons total.*
- The CDBG Administrator appeared on the local McKinney station promoting CDBG programs and the Fair Housing Act during National CDBG Week. The Community Services Department continued its brand for the month of April as Community Development Month and ran several special segments on CDBG, Affordable Housing, Neighborhood Services and the UNIDOS program on the local access channel, *McKinneyVision*.
- The City of McKinney website provided Fair Housing information on the main visitor page and links through its Community Services department,

which included frequently asked questions regarding how to report a violation, what to do in the event of potential foreclosure and other topics

- During National Fair Housing Month, fair Housing flyers were on display in City Hall, other City departments and social service agencies. Posters about Fair Housing were also displayed in English and Spanish during CDBG Week. The posters continue to be displayed in the lobbies of the Development Services division and the Community Services department.



In addition to meeting requirements of McKinney's Fair Housing Action Plan, the city takes its commitment to providing housing education seriously. During the reporting period, approximately 100 people received first-time homebuyer education. Training topics included budgeting, credit, how to buy a home, predatory lending, insurance and home maintenance.

Another component of furthering fair housing includes assistance with affordable housing builders. During the reporting period, incentive waivers for permit fees were given to affordable housing builders in McKinney. With a change of policy, only nonprofits will receive full incentives. For-profit builders are reimbursed upon proof of affordability.

Components of this program are:

- Building permit fees are waived.
- Dumpster set-up and trash hauling fee waivers are provided for non-profit builders of affordable housing.
- Landfill entry fee waiver letters are provided for the for-profit builders of affordable housing at each affordable housing site.
- Engineering inspection fees are waived for subdivision/replats of 10 lots or less for non-profit builders of affordable housing.
- Initial erosion control deposit waivers for approved affordable housing subdivisions are provided.
- The Historical District application fee is waived if affordable housing is developed in the Historical District.

2. Public Policies

The City of McKinney does not consider its ordinances and standards to constitute barriers to the creation of affordable housing. The AI indicates that no actions are warranted in this area; therefore no actions have been taken.

3. Institutional Structure/Underserved Needs

Institutional Structure. The primary weakness in the institutional structure of service providers identified in the Consolidated Plan is lack of funds to provide needed services. As McKinney is still a small entitlement city by comparison to

other larger cities with the Dallas/Fort Worth area, limited CDBG funding is available for public services. The City of McKinney has given written support to the service agencies seeking federal, state, and foundation funds and, at some point in the future, may decide to re-evaluate funding a full community grants program through the city's general fund. CDBG funding is a large component to providing or leveraging much needed services.

Underserved Needs. The City continues to provide neighborhood planning efforts through the program, P.R.I.D.E. and identifies underserved community needs through neighborhood associations and the expansion of the program. The Hispanic population continues to have tremendous growth in the City of McKinney. The Community Services Department continues to work with the



McKinney Police Department to establish the *UNIDOS* program, a Hispanic community outreach program to provide assistance to Spanish-speaking residents. *UNIDOS* meetings are held and conducted entirely in Spanish. The program is hosted by the Police department with support from other City departments. The program has scheduled quarterly meetings throughout the year.

The this program serves a critical resource to provide information on city services and other resident information including fire safety, car insurance, voter registration, crime/neighborhood watch and other varied topics of interest.

The City of McKinney also participates regularly in the *Collin County Homeless Coalition*. In conjunction with the *Metro Dallas Homeless Alliance*, the Coalition conducts an annual census of the homeless population in Collin County. This count within the county is conducted each January to provide a snapshot of the homeless population for one night. It does not reflect the number of unduplicated homeless people identified throughout the year. In the homeless count taken in January, locations where the count was conducted consisted of outdoor/abandoned buildings, emergency shelters and transitional housing.

4. Intergovernmental Cooperation

Through our personal relationships with individuals involved with local service providers, city staff effectively communicates and coordinate activities through various partnerships and program activities. As mentioned, the CDBG Office participates in monthly meetings with the Collin County Social Services Association (CCSSA) to effectively coordinate information with the service providers working in McKinney.

The City has a working partnership with the McKinney Housing Authority to obtain feedback for potential activities. During the reporting period, the Community Services Department worked with the Resident Council to obtain feedback for programming ideas.

Resident members encourage staff to participate in their health fairs, information workshops and other activities to get to know residents.

In the past year, the Affordable Housing offices of the City of McKinney and City of Frisco partnered to host homebuyer education workshops in alternating months to assist new homeowners. Workshops were conducted by the education department of the Consumer Credit Counseling Services agency and approximately 100 homeowners participated.

5. Public Housing Improvements

The Housing Authority is not required to prepare a Performance and Evaluation Report, and therefore no comparison of actions and plans can be made for the Authority.

6. Public Housing Authority Initiatives

The Resident Council, comprised of Section 8 and Public Housing residents, meets monthly and conducts quarterly activities. During the reporting period, the President of the Resident Council invited the CDBG office to participate activities including information and health fairs. The CDBG Office also provided assistance to staff on brainstorming for new programs and encouraged their participation to apply for public services funding. Given the success of this new partnership, greater participation is anticipated in upcoming program years.

This year, the CDBG program supported the YMCA of McKinney to fund summer day camp services for McKinney Housing Authority Youth. Under this new initiative, 18 youth ages 6 through 13 participated.

7. Anti-Poverty Strategy

While no single strategy can deal with all problems of poverty, the city works with its subrecipients through its programs that set the framework of empowerment, meeting needs through resources and services, and working within problems that are associated with poverty, such as health, education, housing.

Featured strategy highlights during the reporting year include Big Brothers Big Sister of North Texas, working with the youth in providing leadership life-skills training and mentoring support. The majority of the participants in this program come from extremely low-income families.

Through the housing office, 18 low to moderate-income families purchased homes through the city funded Homebuyer Assistance Program, enabling them to begin building equity in real estate. Homebuyer training was also provided to approximately 100 persons.

8. Program Requirements

To better assist subrecipients in complying with program requirements, the City provides agencies with information on program rules prior to the application process. Technical Assistance is provided to agencies, if needed, in completing the application. A pre-application meeting was held in April 2008, in preparation for the 2008-09 program year for interested organizations and agencies, to discuss CDBG national objectives, eligibility, performance measurement requirements, Consolidated Plan priorities and application deadlines. The CDBG Office assisted the Community Grants Advisory Commission in conducting two public hearings, whereby agencies presented their requests before the public. After the Commission determines their recommendations, the action plan which includes public services and housing activities, are presented to the public for a 30-day review, prior to approval of the plan during a public hearing by City Council. Environmental reviews are conducted for all activities under the action plan. By August 15, the action plan is forwarded to the U.S. Department of Housing and Urban Development (HUD) for review and approval. The program year began October 1, 2008.

In September, 2008 successful agencies were required to attend annual mandatory training session prior to the new program year, where staff members received instruction and training on record-keeping, financial reimbursement procedures, monitoring and other grant requirements. Subrecipients (agencies) were also provided with a handbook that discussed their contractual requirements.

For performance measurement, the City requires subrecipients to submit quarterly reports to track performance. During the reporting year, subrecipients reported on the project's successes and weaknesses, actual accomplishments and goals achieved, race/ethnicity data, income data and provided narratives that included public participation activities and obstacles that may have prevented them from achieving goals.

Requests for reimbursement must have supportive documentation for completion. Subrecipients receive monitoring visits to review recordkeeping, visual documents and other requirements. First-time agencies receiving federal funding will have "one-to-one" technical assistance visits with the CDBG Administrator through phone contact, email and personal visitation with the program and financial staff at varied times throughout the year to answer questions, in order to eliminate potential issues at year-end monitoring time.

The program year for CAPER 08 ended on September 30, 2009. This report summarizing the City's activities, is due 90 days after end of the program year.

ASSESSMENT OF ANNUAL PERFORMANCE

The primary objective of the Community Development Block Grant program is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities principally for persons of low and moderate income. All CDBG projects must meet one of the national objectives: **1)** Principally benefit low and moderate income persons; **2)** Aid in the prevention or elimination of slums or blight; or **3)** Meet other urgent needs.

The City of McKinney reports that 100% of its CDBG funding went to priority needs identified in the FY 2006-2010 Housing and Community Development Consolidated Plan to benefit low to moderate income persons.

A. Assessment of Plan Goals

Assessment under the Strategies to Address Priority Housing Needs

Provide safe, secure housing for very-low and extremely low-income homeowners and renters.

Decent housing includes assisting homeless persons to obtain appropriate housing and assisting persons at-risk of becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition at an affordable cost to low income persons. The Rehabilitation Office completed 16 home repair projects, including five emergency repairs, four small repairs, five full substantial repairs, and one volunteer project. The program, H.E.A.R.T.H (*Hearts Energized And Ready To Help*), a partnership with Volunteer McKinney, assisted two family with repairs during the reporting period utilizing city funds and volunteer labor.

Total # served, extremely low income (0-30%): 4	Total # served, very low income: 4	Total # low/moderate income served: 8	Total: 16 served
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This year, staff created a home maintenance citywide workshop series in conjunction with the Fire Department and the Office of Environmental Stewardship to engage and educate homeowners about repairs and ideas to give their home value. The CDBG Office developed this series through a partnership with Lowe's Stores to conduct workshops on roof repair, energy efficiency and a host of other topics. Approximately 60 persons attended the sessions and the workshops will continue in the next program year.

The City of McKinney's Affordable Housing Office continued its homeownership program through funding from the Texas Department of Housing and Community Affairs, with a match from city funds. During the reporting period, 18 low to moderate income families once renting received assistance in the purchase of their first home. Using this program, renters are being educated about the home

buying process. This program, which includes a homeowner education component in addition to down-payment and closing cost funds, is providing a means for lower income renters to move into safe and secure housing, with solid education to be knowledge homeowners for years to come.

Strategies to Address Priority Homeless Needs

To secure supportive service funding opportunities for the prevention of homelessness.

Through the Samaritan Inn, \$7,210 was spent to provide transportation vouchers and child-care assistance. For the reporting period, 150 clients received assistance. During the reporting period, the homeless shelter saw a steep increase in the number of children residing at the shelter. Most of the children received childcare assistance through the CDBG funding

During the reporting period, the Collin County Homeless Coalition continued to work with the Metro Dallas Homeless Alliance to apply for ESG funds.

The City of McKinney assisted residents in the efforts of homeless prevention through the services the Salvation Army. The agency provided homeless prevention services through assisting clients with emergency rent or utility assistance. Through the program, 38 persons received assistance.

The City also lent support services through its planning and engineering departments, to assist the Samaritan Inn open the County's first transitional housing, located in McKinney. In April, 2008, the Samaritan Inn officially opened the North Texas Gateway Apartments. The apartments completed its first year in service, a 20-unit building that offers independence for former homeless individuals and families. Gateway residents must first graduate from the Samaritan Inn shelter and work full-time to qualify for one of the apartments. Residents pay below-market rents, which equals about one-quarter of their salary. This is done approximately up to 18 months and allows the residents to save their income, in order to move to a place of their own. Donors of the Samaritan Inn provided furniture and appliances for the units.

Addressing Priority Community Development Needs

The overall goals of the programs covered by the Consolidated Plan are to strengthen partnerships with jurisdictions and extend and strengthen partnerships among all levels of government with the private sector, non-profits and non-profit organizations. The partnerships will enhance efforts to provide decent, affordable housing, establish and maintain a suitable living environment and expand economic opportunities for each citizen, especially for very-low and low-income persons.

A suitable living environment includes the safety and livability of neighborhoods; increasing access to quality public and private services and facilities; reducing the isolation of income groups and the revitalization of deteriorated

neighborhoods. The City of McKinney's Consolidated Plan supported these goals under various public service activities during the reporting period:

- Holy Family School received \$5,510 in funds for summer tuition for children who would have not received any instruction over the summer. Holy Family School is a state-certified pre-school and Faith-Based Organization (FBO) providing education to children up to the age of 5, and a private kindergarten program. The area surrounding Holy Family School is being revitalized with continuous new construction at the school, which was formerly blight to the neighborhood in the form of an abandoned building and field.
- The prevention of homelessness is an important concern for the City. The Salvation Army received \$5,820 to assist low to moderate households with rent and utility assistance to avoid eviction of their home environments. Other agencies that usually participate during the application process under homeless prevention decided not to apply for funding under CDBG to re-evaluate their prospective agency's service delivery and program support.
- The Collin County Committee on Aging, Meals on Wheels program received \$ 10,868 for weekend and evening meals to benefit McKinney seniors. During the reporting period, 147 McKinney senior citizens received weekday or evening meals, exceeding their original goal. Providing the essential nutrition and contact with the outside world assists these seniors to continue to live independently and thrive within the community. Of the McKinney seniors, more than 65% are seventy-five or older. Program not only aids in nutrition, but it also provides a connection to people each day, at times when seniors may feel isolation due to age, illness or the death of a loved one. Daily contact is almost important as the meals, according to the Director of Senior Services. They have seen rising costs year due to gas and food purchases, which has impacted service delivery.
- To continue to provide the community with access to services promoting a suitable living environment, the Collin County Children's Advocacy Center was granted \$ 5,695 to support therapy services for abused and neglected children living in McKinney. There were 247 child abuse victims received intense clinical therapy counseling during the reporting period.
- CASA (Court Appointed Special Advocates) received \$ 6,165 for volunteer training of advocates required by the court system and served 41 children who were victims of violence or neglect. Advocates receive in-depth training; these volunteers not only act as an advocate for the child, but also testify in the court proceeding in regards to the current and future welfare of the child. The advocate serves the child during the entire court and placement process.

- Crossroads Family Services completed its second year in McKinney to benefit 39 at-risk or first-time Hispanic youth offenders. In this first offender program and truancy program for youth, CDBG funding provided a bi-lingual case worker to provide counseling services for the at-risk participants. Support was also leveraged as juvenile courts and judges in McKinney and the City donated space in order to provide services. As a result of McKinney's support for this new program, the agency has been encouraged to seek additional funds throughout the county.
- Community Dental Care provided free basic dental services to 22 extremely low income children/youth during the reporting year with grant support in the amount of \$ 6,000. They are the largest non-profit provider of low-cost quality dental care services and provide services very close to the neighborhoods and along bus routes for easy access.

Strategies of Neighborhood Revitalization Activities



During the reporting year, the office assisted low-to-moderate neighborhoods with clean-up programs, meeting coordination and other activities through a variety of programs. The Neighborhood Services Office is the liaison for McKinney residents to connect their needs to the appropriate city departments and it also acts as a central resource referral center. Citizens can receive assistance about city services and offers referral services that includes non-profit groups, social service agencies, civic organizations, churches, or government offices. One of its most sustainable programs for revitalization is the P.R.I.D.E. program, which stands for (*Promoting Resident Involvement and Developing Enthusiasm*).

The CDBG Office supports this effort and regularly participates in neighborhood meetings to discuss partnerships, answer questions/concerns about housing programs and needs. Working with community resident leaders also helps staff to learn more about the priorities of each distinctive neighborhood.

P.R.I.D.E is designed to provide a strategy of problem solving and responsibility, to avoid further deterioration of property values, that many of our older neighborhoods now face, while increasing the quality of life in those areas. It increases the sustainability of neighborhoods, particularly those who do not have a homeowner association. Each neighborhood develops outreach teams and P.R.I.D.E. Area Leaders, known as PALS, to develop activity action plans for their prospective neighborhoods. There are approximately 5 P.R.I.D.E. neighborhood groups participating in the program, with an estimated 1,500 residents combined. Each group identifies its own set of priorities, per neighborhood including *Zoning and Traffic; Public Safety; Parks and Recreation; Infrastructure and Economic Development*.

McKinney Town Center Study. This year, residents and other leaders of P.R.I.D.E. continued to participate in the Planning Department's Town Center Study, for the purpose of developing detailed plans that will address the issues and priorities that the community deems important for the Town Center. A series of three kickoff workshops set the stage for active public involvement by giving participants the opportunity to fill out an Image Preference Survey, as well as identify priority topics that they would like to see addressed during the Public Design Workshops.

Residents were able to view plans and give their input on plan and design process to revitalize the older sections of McKinney, generally bounded by Redbud Trail, US Highway 380, Eldorado Parkway and Airport Drive. These areas include the neighborhoods and commercial districts that form the core of the City. This is the starting point of planning that will take place over the next several years and it is an extension of the City's Comprehensive Plan, under the direction of the Planning department, Development Services Division.

Description of Public Comment Process

The CDBG Office prepared the annual report for review and approval. The Community Grants Advisory Commission held a public hearing where they approved the CAPER at the meeting. The report was made available to the public at the CDBG office to receive public comments during a 15-day comment period ending on December 7, 2009 to accommodate the public's review within the Thanksgiving Holiday.

A notice of the availability of the report was published in the *McKinney Courier Gazette*, inviting the public to comment on the CAPER, prior to submission to the U.S. Department of Housing and Urban Development (*Ft. Worth Office*). The notice informs the public the locations where the report will be available for review, including from the Community Services Department, 314 S. Chestnut Street and the Helen Hall Memorial Library, 101 E. Hunt Street.

Prior to the final submission to HUD, the McKinney City Council will review the CAPER at the December 15th meeting, before the City's submission to the U.S. Department of Housing and Urban Development.

Self-Evaluation

For the City of McKinney, all grant disbursements were completed and met all the timeliness tests, per HUD criteria. Major goals were on target during the reporting period and the completed Consolidated Planning cycle. The City received solid support from citizens, faith-based and community leaders, and various other resident stakeholders.

In assessing the year of CAPER 2008 activities, the City did not hinder its Consolidated Plan implementation by action or willful inaction. The City of McKinney provided certifications of consistency for HUD programs in a fair and impartial manner.

Upon review of activities, the City of McKinney concludes that the collective of housing activities expanded homeownership, improved property values, and greatly provided safer living conditions for low-to-moderate homeowners. Neighborhood revitalization and partnership activities improved citizen participation, reduced crime and improved beautification of neighborhoods. The reported public service activities provided a variety of services including substance abuse counseling, free dental care to children, clinical services for child abuse victims, prevention of homelessness and overall impacted the living environments and resources of many low-to-mode families in need.

The attached tables and other financial/accomplishment summaries provide additional summary details of performance.

In conclusion, the City met compliance guidelines and met or exceeded goals while receiving successful support from the residents, community stakeholders, the non-profit sector and other non-governmental groups in the program year.