

Final Draft

**City of McKinney
2010-2014 Consolidated
Plan and 2010 Action Plan**



Final Draft

August 16, 2010

**City of McKinney
2010-2014 Consolidated Plan
and 2010 Action Plan**

Prepared for

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EXECUTIVE SUMMARY

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City of McKinney Consolidated Plan

Beginning in fiscal year 1995, the U.S. Department of Housing and Urban Development (HUD) required local communities and states to prepare a Consolidated Plan in order to receive federal housing and community development funding.

The purpose of the Consolidated Plan is:

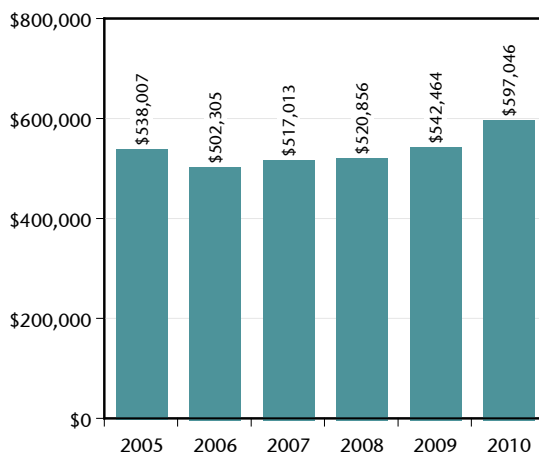
1. To identify a city's or state's housing and community development needs (including neighborhood and economic development), priorities, goals and strategies; and
2. To stipulate how federal funds will be allocated to housing and community development activities.

This report is the FY2010–2014 Five-year Consolidated Plan for the City of McKinney (city). The Plan will guide HUD block grant funding allocations in the City of McKinney for program years 2010 through 2014.

In addition to the Consolidated Plan, HUD requires that cities and states receiving CDBG funding take actions to affirmatively further fair housing choice. Cities and states report on such activities by completing an Analysis of Impediments to Fair Housing Choice (AI) every three to five years. In general, the AI is a review of impediments to fair housing choice in the public and private sector. McKinney's AI is being completed in conjunction with this Consolidated Plan.

The City of McKinney's FY2010–2014 Consolidated Plan was prepared in accordance with Sections 91.100 through 91.230 of the U.S. Department of Housing and Urban Development's Consolidated Plan regulations.

Exhibit ES-1. CDBG Funding Received by the City of McKinney, 2005-2010



Source: U.S. Department of Housing and Urban Development.

Federal funding covered. McKinney receives the Community Development Block Grant (CDBG) directly from HUD annually. HUD provides this funding allocation to cities of a certain size (generally 50,000 and more in population). The amount of the funding received is based on a number of characteristics, including population, housing affordability, poverty and income levels.

On average, McKinney receives \$536,000 in CDBG funds. During the 2010 funding year, the city will receive \$597,046 in CDBG funds. Exhibit ES-1 shows the amount of CDBG the city has received historically and for the current year.

McKinney has the opportunity to compete for federal Home Investment Partnerships (HOME) funding that the State of Texas receives annually from HUD. In the past, McKinney has used the HOME dollars it is awarded to fund a downpayment assistance program.

Federal objectives. Federal law requires that housing and community development grant funds primarily benefit low- and moderate-income persons in accordance with the following HUD performance measurement objectives:

Establishing and maintaining a suitable living environment. The concept of a suitable living environment relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their environment. Activities may include: improving safety and livability of neighborhoods; increasing access to quality facilities and services; reducing isolation of income groups within an area through availability of housing opportunities and revitalization of deteriorating neighborhoods; restoring and preserving properties of special value for historic, architectural or aesthetic reason(s), and conserving energy resources.

Providing decent housing. Activities that fall within this objective are designed to cover the wide range of housing and community development activities possible. This objective focuses on housing programs where the purpose of the program is to meet individual family and community needs and may include: assisting homeless persons in obtaining appropriate housing and assisting those at risk of homelessness; retaining affordable housing stock; increasing availability of permanent housing that is affordable to low-income Americans without discrimination on the basis of race, color, religion, sex, national origin, familial status or handicap; and increasing the supply of supportive housing, which includes structural features and services to enable persons with special needs to live with dignity.

Providing expanded economic opportunities. This objective applies to types of activities related to economic development, commercial revitalization, or job creation. Activities funded under this objective can include: creating jobs accessible to low-income persons; making mortgage financing available at reasonable rates for low-income persons; providing access to credit for development activities that promote long-term economic and social viability of the community; and empowering low-income persons to achieve self-sufficiency to reduce generational poverty in federally-assisted and public housing.

Lead Agency

The Community Services Department of the City of McKinney is the lead agency for development of the Consolidated Plan, as well as administration of HUD block grant funds. The Department retained BBC Research & Consulting (BBC) of Denver to assist with the completion of the Five-year Consolidated Plan and One-year Action Plan for the city.

2010 Action Plan

The City of McKinney's Five-year Consolidated Plan was developed in conjunction with its first Action Plan for the five-year planning period. In 2010, McKinney expects to receive \$597,046 in CDBG funds from HUD.

Top Housing and Community Development Needs

The research to develop the top housing and community development needs for the City of McKinney Five-year Consolidated Plan included:

- A review of the demographic changes that have occurred since 2000;
- An analysis of the housing market and housing affordability for low-income and special needs populations;
- A community meeting with stakeholders and residents where housing and community development needs were discussed;
- Interviews with city staff, residents, nonprofit stakeholders and the McKinney Public Housing Authority; and
- A survey distributed to stakeholders and residents in hard-copy and electronic forms.

Top findings. Several common themes emerged from the research and public input process:

- Population growth in the City of McKinney has been nothing short of remarkable. Between 2000 and 2008, the city gained more than 75,000 residents, making it the fastest growing city in the nation.
- Eight percent of all McKinney residents experienced poverty in 2008. College age adults and school age children were the most likely to be in poverty; 18 percent and 12 percent of residents falling into those age groups, respectively, were living in poverty.
- The median household income for the McKinney in 2008 was \$82,403. This figure is significantly higher than the median household income for the State of Texas, which was reported at \$50,043 in 2008. About one-fourth of McKinney's residents earn between \$100,000 and \$150,000 per year.
- The median rent in the City of McKinney was \$948 in 2008. To afford this median rent and not be cost burdened, a household would need to earn about \$37,900 per year. About 42 percent of renter households can afford the city's median gross rent.
- Rents have increased modestly since 2000; the largest increase was for efficiency units, which rent for \$100 more per month in 2010 compared to 2001. The city's overall shortage of affordable rental units is small: There are 1,143 renters in the city who earn less than \$25,000 per year and cannot find affordable rental units.
- The median home value in McKinney has increased by approximately \$43,000 since 2000, which equates to a 29 percent increase in value. Renters wanting to be homeowners must earn at least \$35,000 before there are many units affordable to purchase: As of June 2010, just 52 for sale units were affordable at the \$35,000 earning level.
- Top employers in the city represent a variety of industries, including manufacturing, health care, finance, public administration and retail. Compared with some suburban communities, McKinney's economy is quite diverse. The prevalence of management and professional service occupations in McKinney explains the city's high household income levels.

Five-year Strategic Plan and 2010 Action Plan

Based on the socioeconomics and housing market characteristics and top housing needs described above, the City of McKinney has developed the following goals to guide spending during the 2010-2014 Consolidated Planning period:

- Strategy 1.** Improve the condition of housing occupied by the city's lowest income homeowners and preserve affordable housing stock.
- Strategy 2.** Support organizations that assist the city's special needs populations.
- Strategy 3.** Provide supportive services for residents who encounter homelessness or have a need of homeless prevention services.
- Strategy 4.** Increase homeownership opportunities for low- and moderate-income households.

The primary resource used to fulfill the goals of the Five-year Strategic Plan and the 2010 Action Plan is CDBG funding. In addition, the city will use HOME dollars to fund a downpayment assistance program if it is successful in being awarded funds from the State of Texas.

The Goals below will guide how the city will allocate and prioritize HUD grant funding during the next five program years. The Objectives and Outcomes refer to the 2010 Action Plan; these are all related to the five-year goals. The objectives detail what the city intends to accomplish with the identified funding sources to meet identified housing and community development needs.

DECENT HOUSING:

Strategy 1. Improve the condition of housing occupied by the city's lowest income homeowners and preserve affordable housing stock.

- **Objective DH 1.1 (Availability/Accessibility).** Continue to rehabilitate the housing stock through the city's Rehabilitation Program as a citywide program, with an emphasis on the older and historic neighborhoods east of McDonald Street.
 - **Performance measure:** Rehabilitate 80-100 units during the five-year period.
 - **2010 PY outcome:** Rehabilitate 16-20 units in the 2010 program year.
 - CDBG, \$349,081
- **Objective DH 1.2 (Availability/Accessibility).** Support programs that develop and preserve affordable housing. Continue to implement the city's Land Disposition Policy, which allows for development of affordable housing by nonprofits and affordable housing builders.
 - **Performance measure:** Assist 200 homebuyers.
 - **2010 PY outcome:** Assist 40 homebuyers during the 2010 program year.
 - CDBG, \$35,000 for lot acquisition.

Strategy 4. Increase homeownership opportunities for low- and moderate-income households.

- **Objective DH 4.1 (Affordability).** Assist in decent housing with improved/new affordability for first-time homebuyers through the city's Downpayment Assistance Program. Continue to pursue HOME funds through the Texas Department of Housing and Community Affairs (TDHCA) to fund this program.
 - ***Performance measure:*** Assist 90 homebuyers in a five-year period.
 - ***2010 PY outcome:*** Assist 30 homebuyers in the 2010 program year, or 40 over the two-year grant cycle
 - HOME, estimated at \$312,000 over a two-year period

- **Objective DH 4.2 (Affordability).** Provide or support housing education for low and moderate income homeowners.
 - ***Performance measure:*** Assist 90 homebuyers in a five-year period.
 - ***2010 PY outcome:*** Assist 30 homebuyers in the 2010 program year, or 40 over the two-year grant cycle.
 - HOME funds are used, as homebuyer education is required for participation in the Downpayment Assistance Program.

- **Objective DH 2.3 (Affordability).** Continue the Affordable Housing Builder's Incentive Program, allowing waivers of fees and other concessions for affordable housing builders, as determined by policy.
 - The Affordable Housing Builders Incentive program, which includes reimbursement of building permit fees, application fees in the Historic District, and engineering inspection fees.
 - ***Performance measure:*** Administer on an as-need basis.
 - ***2010 PY outcome:*** Administer on an as-need basis.

SUITABLE LIVING ENVIRONMENT:

Strategy 2. Support organizations that assist the city's special needs populations.

- **Objective SL 2.1 (Availability/Accessibility).** Support public services throughout the city benefitting low and moderate income persons, including, but not limited to, aging and disability activities; youth services; education programs; health care services; child care; employment training and outreach; mental health and substance abuse; and child advocacy.
 - ***Performance measure:*** Provide grants to assist special needs residents with health care services, counseling and employment services, meals provision, transportation for youth to afterschool activities, youth tutoring, youth summer activities, child care, child advocacy services, mental health counseling, subsistence payments, over a five year period.

- **2010 PY outcome:** Provide grants to assist special needs residents with health care services, counseling and employment services, meals provision, transportation for youth to afterschool activities, youth tutoring, youth summer activities, child care, child advocacy services, mental health counseling, subsistence payments during the 2010 program year.
 - CDBG, estimated at \$89,500 (see table that follows the strategies for a funding by organization and activity)
- **Objective SL 2.2 (Availability/Accessibility).** Continue to support areas and populations that receive the most impact of CDBG, including the Promoting Resident Involvement, Development and Enthusiasm (P.R.I.D.E) neighborhood empowerment program.
 - **Performance measure:** Continued administration of P.R.I.D.E.
 - **2010 PY outcome:** Continued administration of P.R.I.D.E.

Strategy 3. Provide supportive services for residents who encounter homelessness or have a need of homeless prevention services.

- **Objective SL 3.1 (Availability/Accessibility).** Continue involvement in the Collin County Continuum of Care, under the Collin County Homeless Coalition, assisting non-profit agencies with applications for funding.
 - **Performance measure:** Attendance at monthly meetings.
 - **2010 PY outcome:** Attendance at monthly meetings.
- **Objective SL 3.2 (Availability/Accessibility).** Serve on the subcommittee with the cities of Allen, Frisco and Plano, to review policies and provide support for the annual Homeless Count.
 - **Performance measure:** Participation in the subcommittee and attendance at quarterly meetings
 - **2010 PY outcome:** Participation in the subcommittee and attendance at quarterly meetings
- **Objective SL 3.3 (Availability/Accessibility).** Provide supportive services funds for shelter residents.
 - **Performance measure:** Provide grants to assist homeless residents with individual and group counseling and employment services over a 5 year period.
 - **2010 PY outcome:** Provide grants to assist homeless residents with individual and group counseling and employment services during the 2010 program year.
 - CDBG, estimated at \$7,500

- **Objective SL 3.4 (Availability/Accessibility).** Continue funding programs that provide short-term rental, mortgage and utility assistance
 - **Performance measure:** Provide grants to assist persons at risk of homelessness with short-term rental, mortgage and assistance over a 5 year period.
 - **2010 PY outcome:** Provide grants to assist persons at risk of homelessness with short-term rental, mortgage and assistance over a 5 year period during the 2010 program year.
- CDBG, estimated at \$12,000

All proposed activities in the 2010 Action Plan meets at least one of the following three National Program Objectives:

- Principally benefit low-and moderate-income persons; or
- Aid in the elimination of slums or blight; or
- Meet other community development needs of a particular urgency which represent an immediate threat to the health and safety of community residents.

The strategies, objectives and outcome are summarized below.

**Exhibit ES-2.
Strategic Plan Objectives**

Strategy	Plan Statement of Strategic Goal	Performance Objectives	Outcome Measure	Performance Indicator
1.	Improve the condition of housing occupied by the city's lowest income homeowners and preserve affordable housing.	Provide decent housing.	Provide decent housing with improved/new affordability.	Number of low and moderate housing units rehabilitated.
2.	Support organizations that assist the city's special needs populations.	Create suitable living environment.	Create suitable living environment through improved/new accessibility/availability.	Number of persons assisted with access to public service.
3.	Provide supportive services for residents who encounter homelessness or have a need of homeless prevention services.	Create suitable living environment.	Create suitable living environment through improved/new accessibility/availability.	Number of households who received assistance to prevent homelessness
4.	Increase homeownership opportunities for low and moderate income households.	Provide decent housing.	Provide decent housing with improved/new affordability.	Number of homebuyers assisted.

Source: BBC Research & Consulting and the City of McKinney.

Exhibit ES-3 shows the proposed spending plan for the \$597,046 in CDBG funds the City of McKinney will receive from HUD during the 2010 program year.

**Exhibit ES-3.
CDBG Funded Projects FY 2010-2011, by Activity Type (HUD Matrix Codes)**

ID	Project/Program	Sub recipient	CDBG Funding
PUBLIC SERVICES			
05M — Health Services			
	<i>Dental Services:</i> Funds used for oral hygiene, routine dental health education and care, cleanings and extractions for children, youth and seniors who are ineligible or have no dental insurance.	Community Dental Health	\$ 6,700
	<i>Medical Services:</i> Funds used medical staff support to provide after-hour primary and preventive care services for low to mod income children	Physicians for Children, McKinney Clinic	\$ 5,400
	<i>Health Care Services:</i> Funds used to support salary portion of medical nurse fractioned for day clinic to benefit McKinney underserved or uninsured clients.	Children & Community Health Center	\$ 7,700
5 — Public Services			
	Support Services including individual and group counseling and employment services.	The Samaritan Inn*	\$ 7,500
05A — Senior Services			
	Meals on Wheels Program for Senior Citizens to provide Noon Meal Delivery, age 62 and older.	Collin County Committee on Aging *	\$ 12,600
05D — Youth Services			
	Funds used for fuel costs to service transportation for at-risk boys and girls to after-school youth program.	Boys & Girls Clubs of Collin County	\$ 6,300
	One Child at a Time Program: Dropout prevention program to provide academic support for at-risk students at Webb Elementary School	Communities In Schools	\$ 5,400
	Day Camp summer activities to benefit youth of McKinney Housing Authority, ages 6 to 12	Collin County Adventure Camp, YMCA of Metropolitan Dallas	\$ 5,800
05L — Child Care Services			
	Summer program, to benefit low to moderate income children, ages 2-5	Holy Family School	\$ 5,500
05N — Abused/Neglected Children			
	Clinical Therapy /Case Mgmt Services for abused or neglected children	Children's Advocacy Center of Collin County *	\$ 6,700
05O — Mental Health Services			
	Mental Health Counseling – AIDS/HIV clients	Health Services of North Texas*	\$ 6,400
05Q — Subsistence Payments			
	Emergency Housing and Utility Assistance	Community Lifeline Center	\$ 5,200
	Emergency Housing and Utility Assistance	The Salvation Army, McKinney Corps	\$ 6,800

Note: * Presumed Benefit Activities
Source: City of McKinney.

Exhibit ES-3. (Continued)
CDBG Funded Projects FY 2010-2011, by Activity Type (HUD Matrix Codes)

ID	Project/Program	Sub recipient	CDBG Funding
NON-PUBLIC SERVICES			
1 — Acquisition of Real Property			
	Land Acquisition to fund 8 vacant lots to build affordable single family homes for a total of 40 persons	North Collin County Habitat for Humanity	\$ 35,000
3 — Abused and Neglected Children Facilities			
	Accessibility and Safety Improvements to facility where abused or neglected children receive counseling and supervised visitation services by mandated volunteer advocates.	CASA of Collin County *	\$ 4,000
14A — Single-Family Housing Rehabs			
	Funds used for operations of the Housing Rehabilitation Program. Costs include direct services for up to 17 units of home repairs and program costs to support program.	Housing Rehabilitation Program (Emergency Repairs and Major Rehabilitation)	\$ 349,081
21 A — General Grant Program Administration			
	Admin and Planning Costs to administer the CDBG Program	City of McKinney	\$ 119,409
Total FY 2010-2011 Allocated			\$597,046
Total Funds to be Awarded			\$595,490

Note: * Presumed Benefit Activities

Source: City of McKinney.

Past Performance

Past performance of the CDBG program include the following accomplishments:

- The City of McKinney implemented its CDBG program in a timely manner and in compliance with 24 CFR 570.902(a)(1)(i) of the CDBG regulations, which requires that a grantee will have no more than 1.5 years of grant funds in its line of credit 60 days prior to the end of its program year.
- The city expended 100 percent of its CDBG funds for the principal benefit of low-and moderate-income persons, which exceeded the 70 percent minimum standard for overall program benefit.
- Compliance with required percentage caps of 20 percent for planning and administration and the 15 percent cap on public services.
- The CDBG Office created the “*Get Connected McKinney*” tag to encourage participation in programs including the Community Service Department’s Open House featuring CDBG Public Service agencies.

- The CDBG Office developed a summer series of Home Maintenance Classes in partnership with Lowe’s Improvement Stores, the McKinney Fire Department and the Office of Environmental Stewardship.
- The city expanded active recruitment women and minority owned contractors for participation in the Housing Rehabilitation Program and updated current contractors on new lead-based paint and other energy efficiency requirements.
- The city continues to encourage citizen participation, including involvement of the city’s minority and ethnic populations, non-English speaking residents, low-income persons, the elderly and persons with special needs (including persons with disabilities). One success includes the formation of the UNIDOS program.
- The city successfully implemented its Performance Measurement Outcome system to better account successes and review areas for improvement as needed. The CDBG program developed key partnerships with nonprofit agencies, organizations and other stakeholders to gain support and assist low to moderate persons through public service activities and the city’s housing rehabilitation program.
- The city continued to develop and participate in programs to encourage and educate citizens toward homeownership, home maintenance and knowledge of fair housing rights and amendments to the Disabilities Act.
- The city leveraged CDBG funding with approximately \$100,000 in local funds under the Community Support Grant to fund priorities including basic needs, housing, and health and medical.
- The CDBG Office developed a partnership with the Fire Department’s “Remembering When” program, to assist homeowners in the housing rehabilitation program with fire and safety education and the development of a “file of life” plan that included a history of medical conditions and emergency contacts.

SECTION I.

Introduction

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Introduction

Purpose of the Consolidated Plan

Beginning in fiscal year 1995, the U.S. Department of Housing and Urban Development (HUD) required local communities and states to prepare a Consolidated Plan in order to receive federal housing and community development funding.

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1. To identify a city's or state's housing and community development needs (including neighborhood and economic development), priorities, goals and strategies; and
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Organization of Report

The Consolidated Plan is organized into six sections and four appendices.

- Section I is the introduction to the report.
- Section II discusses the demographic and economic trends in the City of McKinney to set the context for the housing and community development needs discussed in later sections.
- Section III contains a detailed analysis of the city's housing market, including housing vacancies, unit characteristics, affordability and cost burden. It also contains quantitative estimates of housing need and discusses the housing and community development needs of the city's special needs populations.
- Section IV contains the input received from the public and stakeholder outreach conducted for the Consolidated Plan.
- Section V contains the city's Five-year Strategic Plan, and
- Section VI contains the city's One Year (2010) Action Plan.

The Appendices include:

- Appendix A— Certifications and SF 424
- Appendix B— Citizen Participation Plan
- Appendix C—Public Comments
- Appendix D—HUD Needs Tables

SECTION II.

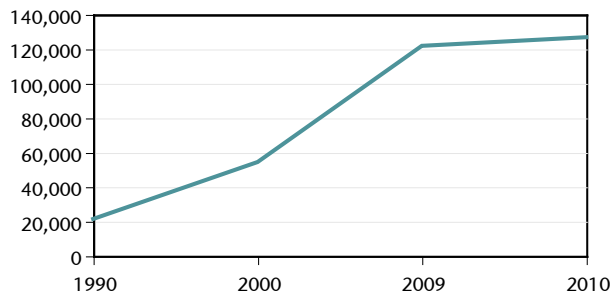
Community Profile

SECTION II. Community Profile

This section provides background information on McKinney’s residents and the city’s economy to set the context for the housing analyses in later sections.

Demographic Characteristics

**Exhibit II-1.
Population, City of McKinney, 1990 through 2008**



Source: U.S. Census and North Central Texas Council of Governments.

The U.S. Census Bureau’s American Community Survey (ACS) reported McKinney contained 129,629 residents in 2008. This represented an increase of almost 75,260 residents from 2000. More recent estimates by the North Central Texas Council of Governments (NCTCOG) peg the city’s 2010 population at 126,900 residents. Exhibit II-1 compares the city’s population in 1990, 2000, 2008 and 2008.

The outer suburbs of north Dallas have experienced substantial growth in recent years, and McKinney is no exception. Since 2000, the city has grown at a compound average growth rate of 9 percent, compared with 1 percent in the City of Dallas. According to NCTCOG, McKinney is the 9th largest city by population in the Dallas metropolitan area.

Age characteristics. In 2008, the largest percentage (33 percent) of McKinney’s residents was classified as young adults (those residents were aged between 25 and 44 years old). As many of these young adults are likely to be new parents, it is not surprising that residents between the ages of 5 to 17 represented the second largest cohort at 22 percent of the city’s total population. Since 2000, McKinney’s population has aged, as demonstrated in Exhibit II-2. Compared with 2000, there is now a smaller proportion of young adults and a larger proportion of Baby Boomers who are aged between 45 and 64 years old.

**Exhibit II-2.
Age Distribution,
City of McKinney,
2000 and 2008**

Source:
U.S. Census 2000 and American
Community Survey 2008.

Ages	2000		2008		
	Number	Percent	Number	Percent	
Infant and Toddler	0 to 4	5,474	10%	11,467	9%
School Age Children	5 to 17	11,353	21%	28,007	22%
College Age	18 to 24	5,071	9%	12,557	10%
Young Adults	25 to 44	19,801	36%	42,420	33%
Baby Boomers	45 to 64	8,991	17%	27,651	21%
Seniors	65 and older	3,679	7%	7,527	6%

**Exhibit II-3.
Race/Ethnicity, City of McKinney, 2008**

	Number	Percent
Race:		
African American	16,266	13%
American Indian	531	0%
Asian	5,149	4%
White	103,481	80%
Some other race	1,825	1%
Two or more races	2,377	2%
Ethnicity:		
Hispanic	20,858	16%
Not Hispanic	108,771	84%

Source: American Community Survey 2008.

Racial and ethnic characteristics. The U.S. Census Bureau asks two different questions about race and ethnicity: The first question asks respondents to identify their race; the second asks whether the respondent is of Hispanic/Latino origin and ethnicity. Thus, the two are reported separately; a respondent could be considered African American as well as Hispanic/Latino.

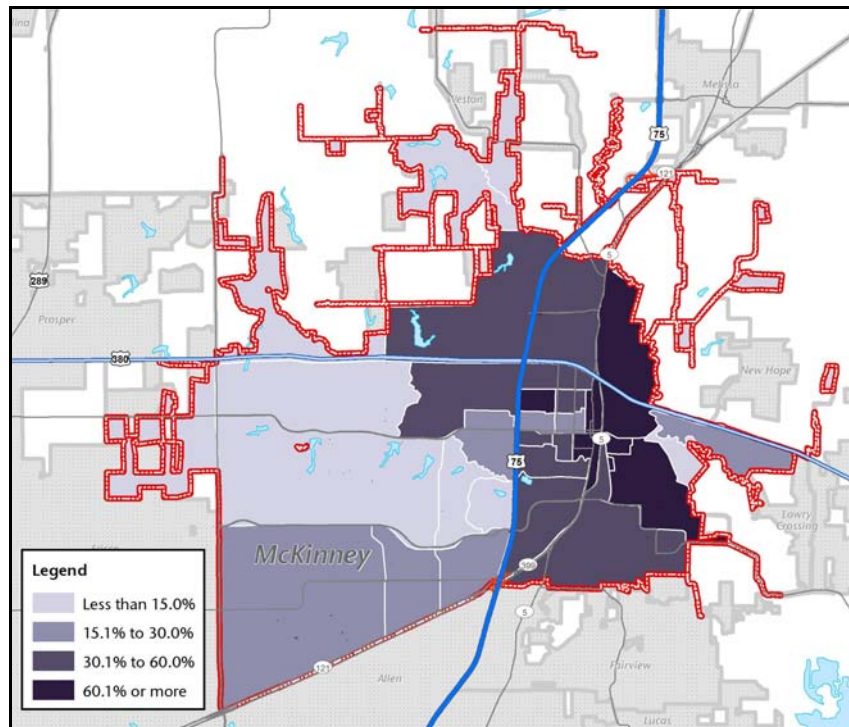
In 2008, those who identify themselves as White represented the majority of the city's population (80 percent of all residents). African Americans represented the second largest group at 13 percent. Those who identified themselves as Hispanic/Latino represented 16 percent of the McKinney population in 2008.

Exhibit II-3 displays the racial and ethnic distribution of McKinney in 2008.

Exhibit II-4 on the following page displays the percentage of each block group's population that is non-white. Exhibit II-5 on the following page displays the percentage of each block group's population that is of Hispanic origin.

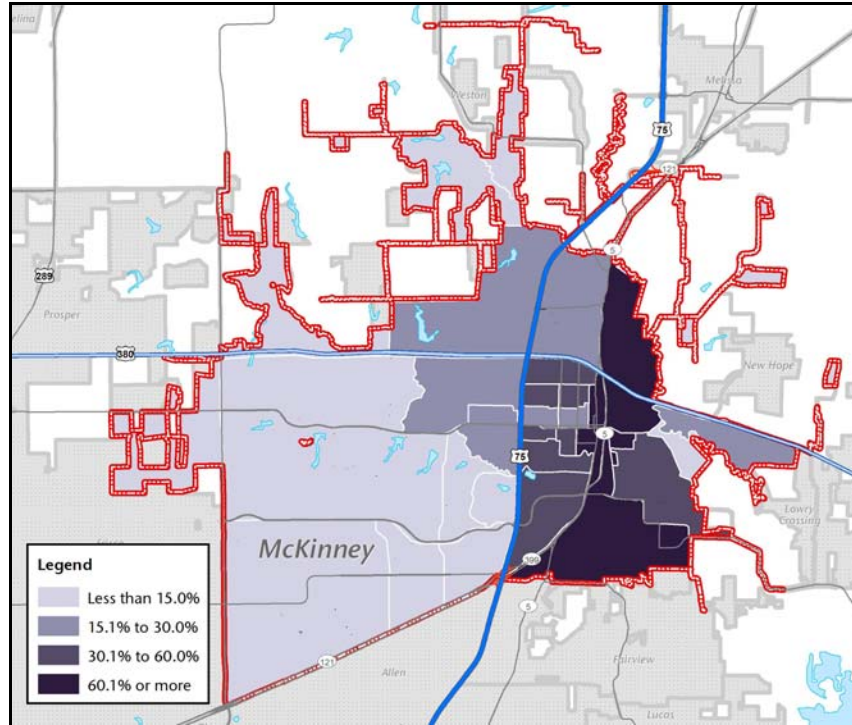
**Exhibit II-4.
Population of
Non-White
Residents, City of
McKinney, 2009**

Source:
Claritas, 2009 estimates.



**Exhibit II-5.
Population of
Residents of
Hispanic Origin, City
of McKinney, 2009**

Source:
Claritas, 2009 estimates.



As the exhibits demonstrate, concentrations of non-white residents and Hispanics are found along the city’s far east border.

Households by type. Of the 40,564 households in McKinney in 2008, 77 percent were family households, or related persons living together, and 23 percent were non-family households. Non-family households include residents living alone or unrelated persons, such as roommates, living together. The largest proportion of family households included married couples living together (66 percent of all households in McKinney).

Exhibit II-6 distributes McKinney’s occupied households by type.

**Exhibit II-6.
Households by Type, City of
McKinney, 2008**

Source:
American Community Survey 2008.

	Number	Percent of Total Households
Family Households	31,352	77%
Married couple family	26,607	66%
Male householder, no wife	937	2%
Female householder, no husband	3,808	9%
Non-family Households	9,212	23%
Person living alone	7,019	17%
Unrelated persons living together	2,193	5%

Income. The median household income for the city in 2008 was \$82,403. This figure is significantly higher than the median household income for the State, which was reported at \$50,043 in 2008. It is nearly equal to the median household income in Collin County, which was reported at \$81,395 in 2008.

Exhibit II-7 displays the city’s household income distribution. Given the city’s high median household income, it is not surprising that the largest proportion of households earn between \$100,000 and \$150,000 per year (24 percent). The next largest proportion of residents earns much less, between \$25,000 and \$50,000 per year (18 percent).

**Exhibit II-7.
Household Income Distribution,
City of McKinney, 2008**

Source:
American Community Survey 2008.

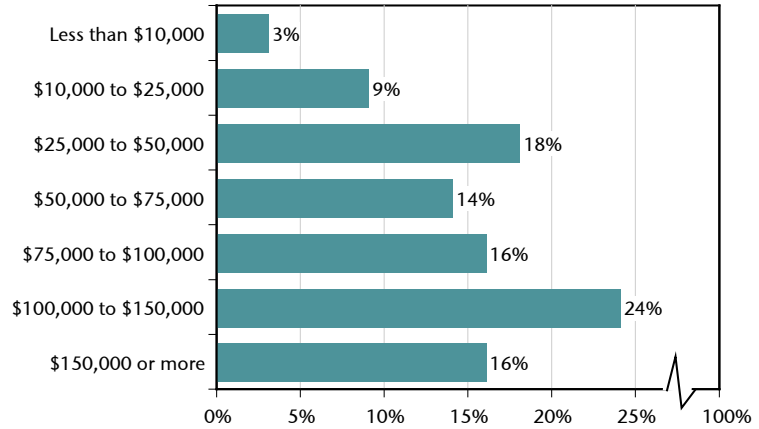
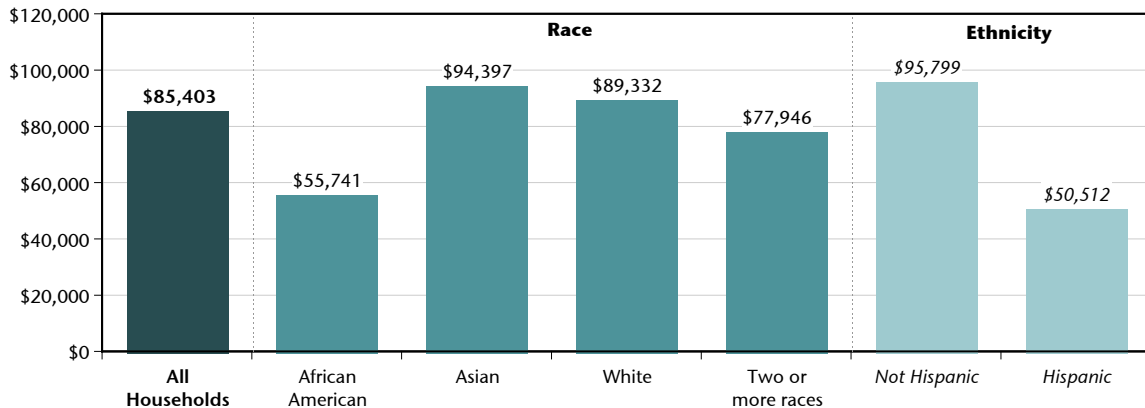


Exhibit II-8 compares the median household incomes for McKinney by race and ethnicity. The median income of households with Asian and white householders exceeds the median income for the city overall; however, the median income of households with African American householders and householders of two or more races were lower. By ethnicity, the median household income of non-Hispanic households was nearly twice that of Hispanic households.

**Exhibit II-8.
Median Household Income by Race and Ethnicity, City of McKinney, 2008**

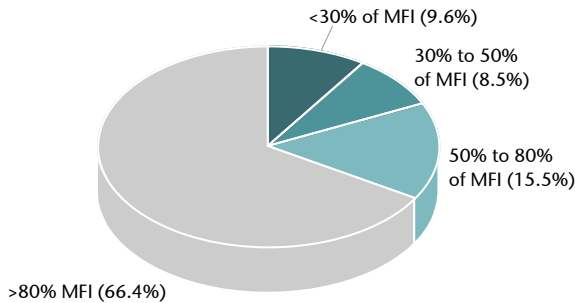


Note: Due to confidentiality requirements, the median household income was not given for all racial groups.

Source: American Community Survey 2008.

The majority of household income analysis, particularly for planning purposes, is based on the Median Family Income (MFI), as established by the U.S. Department of Housing and Urban Development. The 2008 MFI for the Dallas-Fort Worth-Arlington MSA, which includes McKinney, was \$64,800.¹

Exhibit II-9. Median Household Income by MFI, City of McKinney, 2008



Note: HUD Income Limits for 2008 were used to stay consistent with most recent data available from the American Community Survey.

Source: American Community Survey 2008.

Using the city’s income distribution from the 2008 ACS and the MSA 2008 MFI of \$64,800, Exhibit II-9 displays the percentage of households classified as extremely low income (earning less than 30 percent of the MFI), low income (earning 31 to 50 percent of MFI), moderate income (earning 51 to 80 percent of MFI) and middle/upper income (earning 81 percent and higher of MFI). Approximately two-thirds of households in McKinney are considered middle/upper income, earning 80 percent or more of the MFI.

Poverty. The ACS also reports statistics on poverty, including the number of individuals or families whose income was at or below the poverty level in the last 12 months (“poverty” is earning less than about \$23,000 for a family of four). At some point in 2008, 8 percent of all McKinney residents experienced poverty. College age adults and school age children were the most likely to be in poverty, as 18 percent and 12 percent of residents falling into those age groups, respectively, were living in poverty.

Exhibit II-10. Poverty Status in Last 12 Months, City of McKinney, 2008

Source: American Community Survey 2008.

	Ages	Number	Percent in Poverty	Percent of Age Group
Infant and Toddler	0 to 4	619	6%	5%
School Age Children	5 to 17	3,194	31%	12%
College Age	18 to 24	2,131	21%	18%
Young Adults	25 to 44	2,108	20%	5%
Baby Boomers	45 to 64	1,760	17%	6%
Seniors	65 and older	496	5%	7%

Economic Characteristics

Labor force characteristics. Per the Texas Workforce Commission’s May 2010 estimates, 60,605 of McKinney’s residents are considered to be “in the labor force.” This definition captures those residents who are currently employed or unemployed but actively looking for a job. Of those in the labor force, 55,907 were employed and 4,698 were unemployed, which equates to an unemployment rate of 7.8 percent. This is a slightly higher unemployment rate than McKinney’s neighboring Collin County communities of Allen (7.0 percent), Frisco (7.3 percent), Plano (7.2 percent) and Wylie (7.3 percent)—but relatively low compared to the national unemployment rate (more than 9 percent).

¹ The 2010 MFI for the Dallas-Fort Worth-Arlington MSA, which applies to McKinney, is available and is \$68,300, but is not used to stay consistent with other data sources.

Exhibit II-11 displays employment information for McKinney between 2005 and 2010.

**Exhibit II-11.
Employment and
Unemployment, City of
McKinney 2005 to 2010**

Note:
Years 2005 to 2009 represent annual
averages; 2010 reflects statistics from May.

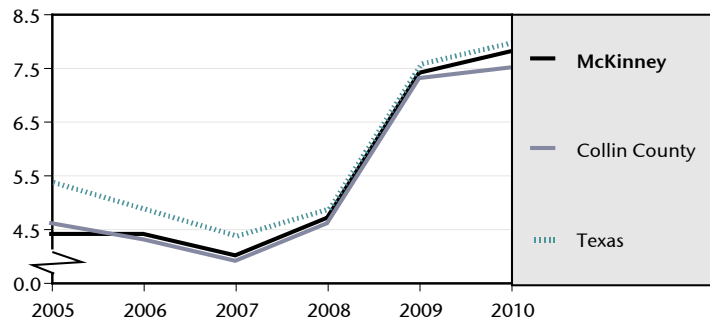
Source:
Texas Workforce Commission.

	2005	2006	2007	2008	2009	2010
Labor Force	48,650	53,637	56,885	58,501	59,174	60,605
Employed	46,531	51,288	54,582	55,741	54,815	55,907
Unemployed	2,119	2,349	2,303	2,760	4,359	4,698
Unemployment Rate	4.4	4.4	4.0	4.7	7.4	7.8

Since 2005, the unemployment rates in the city have tracked closely with those in Collin County and the state of Texas. Currently, all three entities have unemployment rates between 7.5 percent and 8 percent. Overall, McKinney and the state are doing well when compared to the U.S. as a whole.

**Exhibit II-12.
Unemployment rates, City of
McKinney, Collin County and
Texas, 2005 to 2010**

Source:
Texas Workforce Commission.



Employment of residents. Of the 57,843 employed McKinney residents in 2008, the largest percentage was employed in management or professional service jobs (46 percent). This includes, but is not limited to, occupations in business, engineering and attorneys. Sales and office occupations include cashiers, retail workers and administrative support. Finally, service jobs include protective services (fire, police) and food service occupations.

The prevalence of management and professional service occupations in McKinney explain the city's high household income levels, as these occupations are generally high paying.

**Exhibit II-13.
Employment by Occupation for
Labor Force over Age 16, City of
McKinney, 2008**

Source:
American Community Survey 3 year estimate 2006-2008.

	Number	Percent of Total
Management and professional services	26,587	46%
Service	7,236	13%
Sales and office	16,657	29%
Agriculture	82	0%
Construction related	3,622	6%
Production related	3,659	6%
Total	57,843	

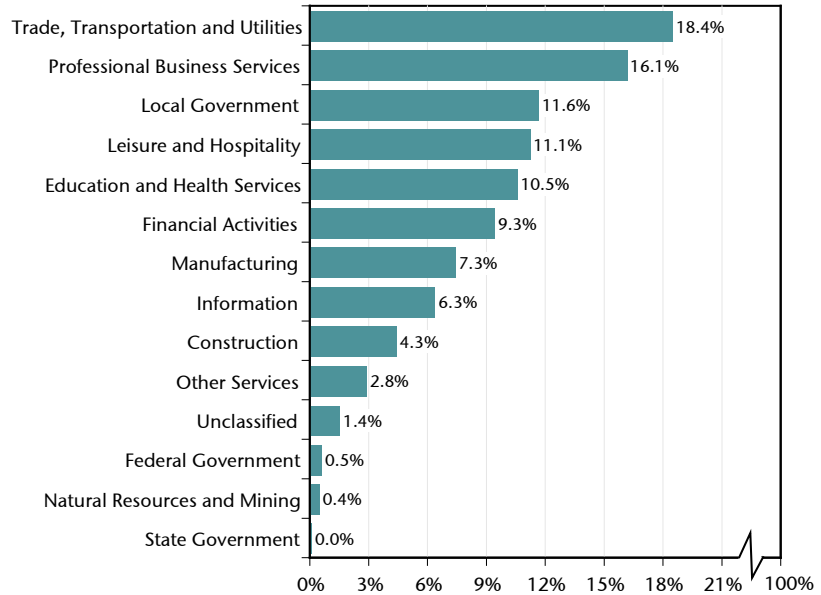
Jobs located in McKinney. Data on jobs located in McKinney is not available; however, data are available for Collin County.

Per the Texas Workforce Commission, Collin County had 478,403 jobs as of the 3rd quarter of 2009. The largest percentage of those jobs was in the trade, transportation and utilities industry (18 percent). The next largest proportion of jobs was in the professional business services industry (16 percent).

Exhibit II-14 displays Collin County’s job composition by industry.

**Exhibit II-14.
Jobs by Industry,
Collin County, 3Q09**

Source:
Texas Workforce Commission Quarterly
Census of Employment and Wages
(QCEW).



Largest employers. Exhibit II-15 below displays the five largest employers in McKinney. Top employers represent a variety of industries, including manufacturing, health care, finance, public administration and retail. Compared with some suburban communities, McKinney’s economy is quite diverse. McKinney’s largest employer is Raytheon, an aerospace engineering company, which employs 2,500 persons at its McKinney location.

**Exhibit II-15.
Five Largest Employers, City of McKinney, 2008**

Employer	Number of Employees	Industry	Employer	Number of Employees	Industry
Raytheon	2,500	Manufacturing	Wal-Mart Supercenter	400	Retail
Medical Center of Mckinney	1,200	Health Care	Wal-Mart Supercenter	396	Retail
United American Insurance	809	Finance	Wal-Mart Supercenter	375	Retail
Encore Wire Corp.	753	Manufacturing	Johnson, Scott Morgan Middle School	375	Public Administration
University Nursing Center	700	Health Care	Watson & Chalin Manufacturing Inc.	374	Manufacturing
City of Mckinney	607	Public Administration	Market Street	315	Retail
Timber Blind Manufacturing	550	Manufacturing	Collin County	308	Public Administration
Chapman Construction LP	520	Construction	Blockbuster Distribution	272	Real Estate
CCCC -Central Park Campus	405	Education	Orthofix, Inc	254	Manufacturing
Collin County	400	Public Administration	North Texas Job Corps Center	251	Health Care

Note: Represents estimate of on-site employees.
Source: North Central Texas Council of Governments.

SECTION III.
Housing Market and Special Needs Analysis

SECTION III.

Housing Market and Special Needs Analysis

This section discusses the housing market in the City of McKinney. It describes the characteristics of the market including development trends, the condition of housing and the affordability of rental and homeownership housing. The section also discusses the housing needs of special needs residents in McKinney. The geographic boundary for this analysis is the incorporated City of McKinney.

Housing Supply

This sub-section discusses characteristics of residential housing stock in the City of McKinney, including number of units, growth in development, unit type, ownership and location.

According to the North Central Texas Council of Governments (NCTCOG), McKinney’s current housing unit estimate stands at 45,098 housing units. Since 2000, the city has added approximately 25,200 new units, equating to an increase of 127 percent of its total housing inventory.

Exhibit III-1 shows the estimated number of housing units for the City of McKinney, compared with Collin County and the Dallas Metroplex. McKinney grew substantially faster than both the county and the region, as seen in Exhibit III-1. Additionally, the housing units in the city made up 10 percent of the total housing stock in Collin County in 2000; by 2009, the homes in the city accounted for 15 percent of the county’s housing stock.

**Exhibit III-1.
Housing Units Estimate,
City of McKinney, Collin
County and the Dallas
Metroplex, 2000 and 2009**

Source:
North Central Texas Council of Governments

	2000	2009	Total Growth Rate	Annual Growth Rate
City of McKinney	19,877	45,098	127%	10%
Collin County	194,892	302,938	55%	5%
Dallas Metroplex	2,064,378	2,567,298	24%	2%

Unit growth by type. According to NCTCOG, most of the 45,098 units in the city—79 percent—are single family homes. This is a higher proportion of single family units than Collin County overall (73 percent). Of the remaining 21 percent of units in McKinney, 20 percent are multifamily units, and 1 percent is considered “other.”

According to building permit estimates from the U.S. Census, 84 percent of residential permits issued in McKinney between 2000 and 2009 were for single family units. The remaining 16 percent of permits were issued for buildings of five or more units. Exhibit III-2 displays the number of residential units permitted in McKinney between 2000 and 2009.

**Exhibit III-2.
Building Permits, City of McKinney, 2000 to 2009**

Type	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Single family	2,239	2,554	2,150	2,795	3,005	3,400	2,978	1,662	987	943
2 to 5 units	4	0	14	0	0	0	20	22	0	0
5 or more units	0	1,109	248	280	0	434	316	54	807	1,008
Total	2,243	3,663	2,412	3,075	3,005	3,834	3,314	1,738	1,794	1,951
Single family	100%	70%	89%	91%	100%	89%	90%	96%	55%	48%
2 to 5 units	0%	0%	1%	0%	0%	0%	1%	1%	0%	0%
5 or more units	0%	30%	10%	9%	0%	11%	10%	3%	45%	52%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

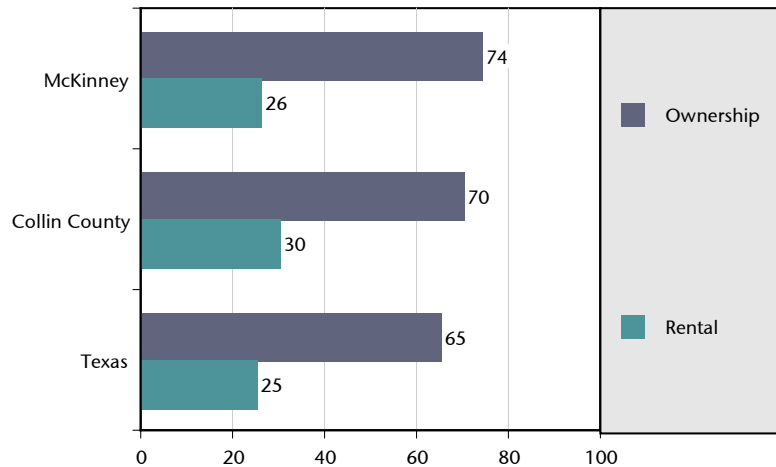
Source: Census Building Permit Estimates.

Vacancy rates. The American Community Survey (ACS) estimates the city had 43,349 housing units in 2008. Of those units, 40,564 (94 percent) were occupied, and the remaining 2,785 units were vacant (6 percent). Many units were vacant either because they were currently for rent or for sale (36 percent); 30 percent were currently under contract for rent or for sale, but were not occupied; and 5 percent were considered vacant because they were for seasonal, recreational or occasional use. The remaining 29 percent of units were vacant for “other” reasons.

Tenure. Exhibit III-3 shows the homeownership and rental rates for the McKinney, Collin County and Texas. Of all McKinney housing units that were occupied in 2008, the Census estimates that 74 percent were owner occupied and 26 percent were renter occupied. This is a higher homeownership rate than Collin County (70 percent) and Texas (65 percent).

**Exhibit III-3.
Tenure Rates, City of McKinney, Collin County and Texas, 2008**

Source:
U.S. Census Bureau's 2008 American Community Survey.



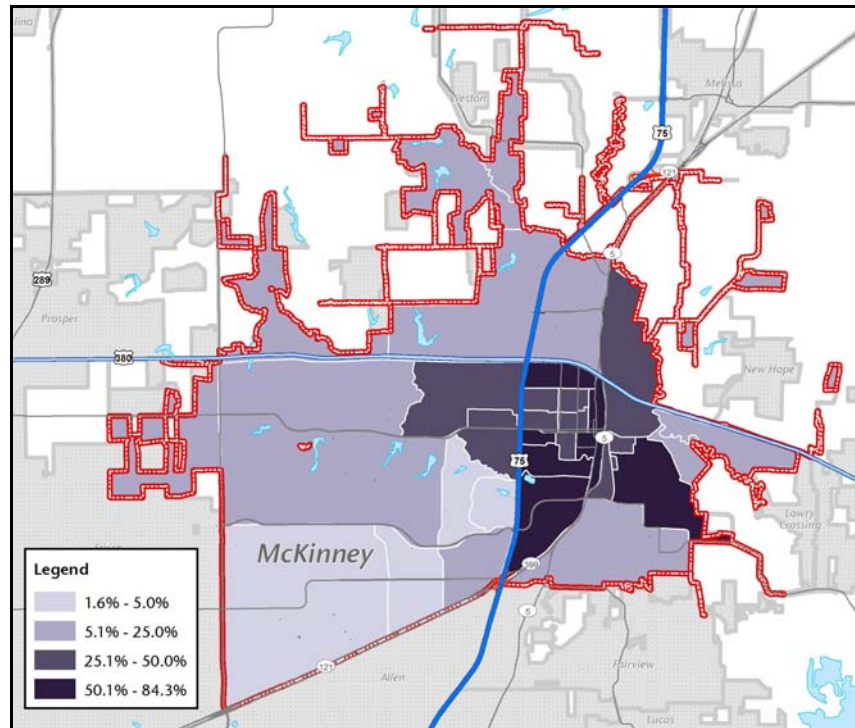
In 2008, married couple families in McKinney had the highest homeownership rate at 84 percent. Male householders with no wife (53 percent), female householders with no husband present (52 percent), and nonfamily households (57 percent) all contain nearly equal proportions of owners and renters.

Homeownership rates vary by ethnicity in McKinney.¹ Non-Hispanic residents comprise 84 percent of city's population. Moreover, they are many of the city's homeowners, as their homeownership rate is 80 percent. Homeownership is not as prevalent among Hispanic residents, as only 51 percent of Hispanic households own their home.

Recent data from the commercial data provider Claritas show that the block groups with the highest percentage of renter occupied housing were located in the eastern portion of the city, as shown on the map in Exhibit III-4.

**Exhibit III-4
Percentage of Renter
Occupied Units by
Block Group, City of
McKinney, 2009**

Source:
Claritas, 2009 estimates
and BBC Research &
Consulting.



Housing Condition

The following provides an overview of the condition of residential housing in McKinney. It begins with an analysis of the age of the housing stock, and then discusses overcrowded housing, severely substandard units and lead-based paint risks.

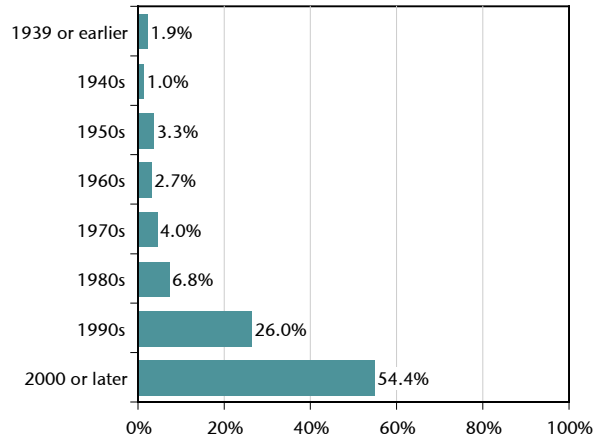
Age. An important indicator of housing condition is the age of the home. In most cases, older houses tend to have more condition problems and are more likely to contain materials such as lead-based paint. In areas where revitalization of older housing stock is active, many old houses may be in excellent condition; however, in general, condition issues are still most likely to arise in older structures.

¹ Tenure was not available by race for reasons related to confidentiality.

According to the Census, 80 percent of McKinney’s housing units were built after 1990, indicating that McKinney has a relatively new housing stock. Two percent of the housing units were built before 1940, when the risk of lead-based paint is highest.² Exhibit III-5 presents the estimated age distribution of housing units in the City of McKinney, which shows that most of the city’s housing units came online in 1990 or later, during its highest growth periods.

**Exhibit III-5.
Year Built of All Housing
Units, City of McKinney, 2008**

Source:
U.S. Census Bureau’s 2008 American Community Survey.

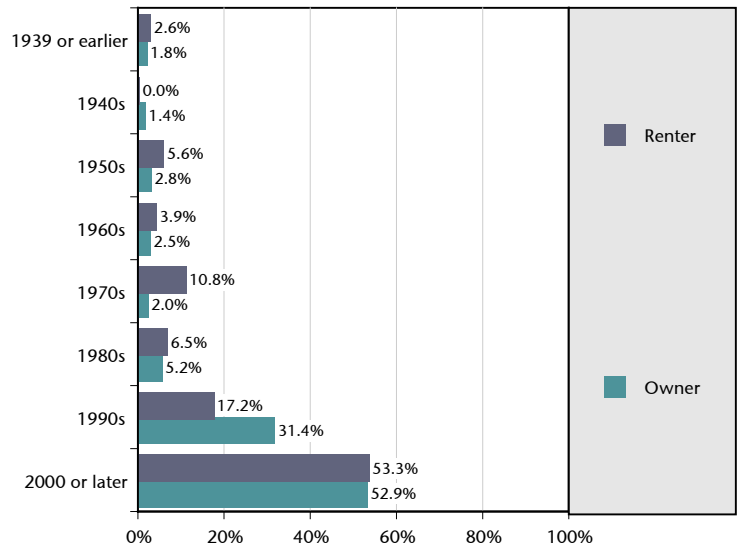


The City of McKinney has a much newer housing stock than Collin County and the state overall. The median year housing units were built in McKinney was 2001, compared with 1995 and 1981 in Collin County and Texas, respectively.

Exhibit III-6 shows the type of ownership of housing units by year built as of 2008. As the exhibit demonstrates, the largest percentage of McKinney’s renter and owner occupied units were built in 2000 or later. However, renter-occupied housing units contain a larger proportion of older units, constructed between 1950 and 1980. For example, 11 percent of renter-occupied housing units were constructed in the 1970s, compared with just 2 percent of owner-occupied units.

**Exhibit III-6.
Percent of Owner and
Renter Occupied Units by
Decade in Which Units
Were Built, City of
McKinney, 2007**

Source:
U.S. Census Bureau’s 2007 American
Community Survey.



² Lead-based paint was banned from residential paint in 1978. Housing built before 1978 is considered to have some risk, but housing built prior to 1940 is considered to have the highest risk. After 1940, paint manufacturers voluntarily began to reduce the amount of lead they added to their paint. As a result, painted surfaces in homes built before 1940 are likely to have higher levels of lead than homes built between 1940 and 1978.

Overcrowded housing. Overcrowding in housing can threaten public health, strain public infrastructure, and points to the need for affordable housing. The amount of living space required to meet health and safety standards is not consistently specified; measurable standards for overcrowding vary. According to HUD, the most widely used measure assumes that a home becomes unhealthy and unsafe where there are more than 1, or sometimes 1.5, household members per room.³ Another frequently used measure is the number of individuals per bedroom, with a standard of no more than two persons per bedroom. Assisted housing programs usually apply this standard.

According to the 2008 ACS, approximately 3 percent of the city's households live in overcrowded conditions, meaning that 3 percent of households average more than 1 occupant per room. Hispanic households are much more likely to be living in overcrowded housing. Less than 1 percent of non-Hispanic households reported overcrowding, compared with 18 percent of Hispanic households.

Severely substandard. The 2008 ACS reported that as few as 1.4 percent and as many as 2.4 percent of housing units in the city are considered severely substandard because they lacked either complete plumbing facilities⁴ or complete kitchens.⁵ This range represents between 610 and 1,057 units.⁶

Lead-safe housing. Pursuant to Section 91.215 of the Consolidated Plan regulations, the following contains an estimate of the number of housing units in the city that contain lead-based paint hazards and are occupied by the city's low and moderate income families.

Problem with lead-based paint. Childhood lead poisoning is one of the major environmental health hazards facing American children today.

Children are exposed to lead poisoning through paint debris, dust and particles released into the air that settle onto the floor and windowsills and can be exacerbated during a renovation. The dominant route of exposure is from ingestion (not inhalation). Young children are most at risk because they have more hand-to-mouth activity and absorb more lead than adults.

Excessive exposure to lead can slow or permanently damage the mental and physical development of children ages six and under. An elevated blood level of lead in young children can result in learning disabilities, behavioral problems, mental retardation and seizures. In adults, elevated levels can decrease reaction time, cause weakness in fingers, wrists or ankles and possibly affect memory or cause anemia. The severity of these results is dependent on the degree and duration of the elevated blood level of lead.

³ The HUD American Housing Survey defines a room as an enclosed space used for living purposes, such as a bedroom, living or dining room, kitchen, recreation room, or another finished room suitable for year-round use. Excluded are bathrooms, laundry rooms, utility rooms, pantries, and unfinished areas.

⁴ The data on plumbing facilities were obtained from both occupied and vacant housing units. Complete plumbing facilities include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

⁵ A unit has complete kitchen facilities when it has all of the following: (1) a sink with piped water; (2) a range, or cook top and oven; and (3) a refrigerator. All kitchen facilities must be located in the house, apartment, or mobile home, but they need not be in the same room. A housing unit having only a microwave or portable heating equipment, such as a hot plate or camping stove, should not be considered as having complete kitchen facilities. An icebox is not considered to be a refrigerator.

⁶ It is unknown whether the same units were identified as lacking sufficient plumbing or kitchen facilities. As such, the range represents full overlaps and no overlap.

The primary treatment for lead poisoning is to remove the child from exposure to lead sources. This involves moving the child’s family into temporary or permanent lead-safe housing. Lead-safe housing is the only effective medical treatment for poisoned children and is the primary means by which lead poisoning among young children can be prevented.

Housing built before 1978 is considered to have some risk, but housing built prior to 1940 is considered to have the highest risk. After 1940, paint manufacturers voluntarily began to reduce the amount of lead they added to their paint. As a result, painted surfaces in homes built before 1940 are likely to have higher levels of lead than homes built between 1940 and 1978. Lead-based paint was banned from residential use in 1978.

Households with lead-based paint risk. Without conducting detailed environmental reviews of the cities’ housing stock, it is difficult to determine the number of households at risk of lead-based paint hazards. However, people living in substandard units or older housing who are low income are more likely to be exposed to lead-based paint than higher income households living in newer or rehabilitated older housing.

Approximately 2 percent of McKinney’s housing stock was built before 1940, when lead-based paint was most common. Another 5 percent was built between 1940 and 1960, when lead-based paint was still used, but the amount of lead in the paint was being reduced. Finally, 2,904 McKinney housing units (7 percent) were built between 1960 and 1979 as lead-based paint was phased out and eventually banned. Therefore, approximately 14 percent of the housing stock in the City of McKinney, or about 5,559 units, were built when lead-based paint used, to some extent, in residential housing.

If (as HUD estimates) 90 percent of the pre-1940 units in McKinney are at risk of containing lead paint; 80 percent of the units built between 1940 and 1960 are at risk; and 62 percent of units built between 1960 and 1979 are at risk as well, then it is estimated 4,005 McKinney housing units (10 percent) may contain lead paint. Exhibit III-7 displays this calculation.

**Exhibit III-7.
Housing Units at Risk of Lead-based Paint, City of McKinney, 2008**

Source:
“Technical Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing” – HUD and U.S. Census Bureau.

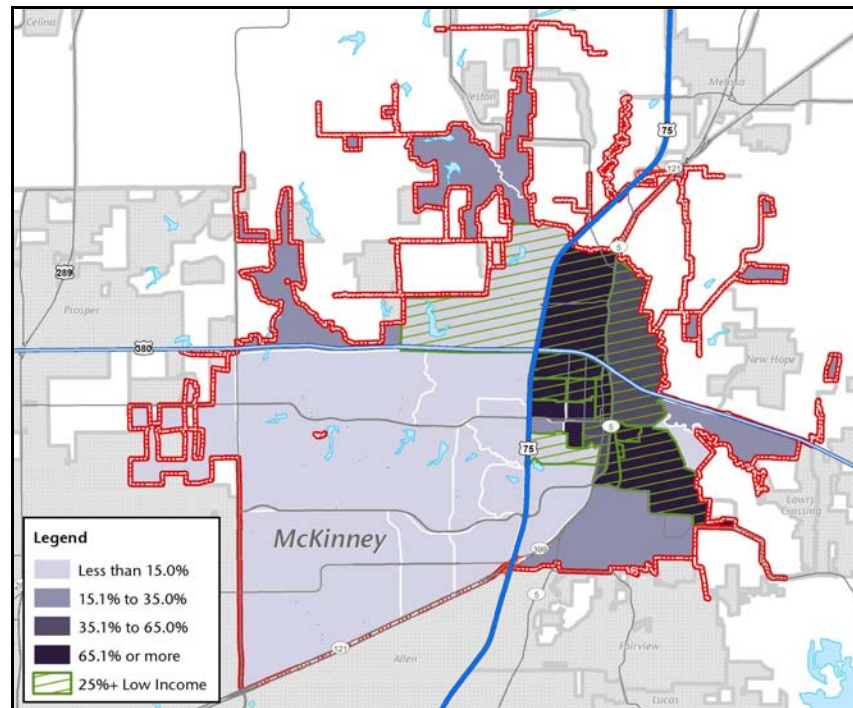
Year Housing Was Built	Number of Housing Units	Estimated Percentage At Risk	Estimated Number of Units at Risk
1939 and earlier	807	90%	726
1940 to 1960	1,848	80%	1,478
1960 to 1979	<u>2,904</u>	62%	<u>1,800</u>
Total	5,559		4,005

Ultimately, the extent to which lead paint is a hazard in these homes depends on if there has been mitigation (e.g., removal, repainting) and how well the units have been maintained. Inadequately maintained homes and apartments are more likely to suffer from a range of lead hazard risks, including chipped and peeling paint and weathered window surfaces.

The following maps show the areas in the city that likely have the highest risk of lead-based paint hazards. Areas in the city experiencing the highest incident rates of poverty are overlaid to show a strong correlation between poverty and older housing stock. Together, this creates the greatest lead-based paint hazards, as residents may not have the money for remediation.

**Exhibit III-8.
Potential Locations
for Lead-Based Paint,
City of McKinney,
2009**

Source:
Claritas, 2009 estimates and BBC
Research & Consulting.



Housing Affordability

This section discusses housing costs in the McKinney area for both rental and homeownership. It uses the most recent and comprehensive market data available, HUD data, and the U.S. Census’s American Community Survey (ACS) 2008.

In the housing industry, housing affordability is commonly defined in terms of the proportion of household income that is used to pay housing costs. Housing is “affordable” if no more than 30 percent of a household’s gross monthly income is needed for rent, mortgage payments and utilities. When the proportion of household income needed to pay housing costs exceeds 30 percent, a household is considered “cost burdened.”

Affordability by HUD income categories. As discussed in Section II, HUD divides low and moderate income households into four categories, based on their relationship to the median family income: extremely low income (earning 30 percent or less of the median income), very low income (earning between 31 and 50 percent of the median income), low income (earning between 51 and 80 percent of median income) and moderate income (earning between 81 and 95 percent of median income).

There are an estimated 1,859 renters and 1,895 owners who earn less than 30 percent of the MFI, or \$20,280 and less. The maximum affordable rent these households can afford is \$512 per month and the maximum affordable home price is \$63,995. Exhibit III-9 shows the maximum affordable rent and mortgage for each income category, as well as the number of renters and owners in those income categories.

Exhibit III-9.

Affordable Rents and Home Prices by HUD Income Category, City of McKinney, 2008

	Maximum Affordable Rent	Number of Renters	Maximum Affordable Home Price	Number of Owners
Extremely low income (less than 30% of MFI or less than \$20,490)	\$ 512	1,859	\$ 63,995	1,895
Very low income (31-50% of MFI or \$20,491 to \$34,150)	\$ 854	3,823	\$ 117,008	3,370
Low income (51-80% of MFI or \$33,801 to \$54,640)	\$ 1,366	6,900	\$ 196,527	6,522
Moderate income (81-95% of MFI or \$56,641 to \$64,885)	\$ 1,622	7,624	\$ 236,287	8,181

Note: HUD's 2010 Median Family Income or Area Median Income (AMI) is \$68,300. Mortgage loan terms are assumed as follows: 30 year fixed, 5 percent, 10 percent downpayment. The affordable mortgage payment is also adjusted to incorporate hazard insurance, property taxes and utilities.

Source: U.S. Department of Housing & Urban Development, 2007 American Community Survey, and BBC Research & Consulting.

Rental market. According to Census, the median rent in the City of McKinney was \$948 in 2008. To afford this median rent and not be cost burdened, a household would need to earn about \$37,900 per year. According to Census, about 42 percent of renter households could afford the city's median rent.

If we add additional utility costs of \$200 per month to the median rent (for a median of \$1,148), then a household would need to earn \$45,900 per year to afford the median rent and utilities.

HUD annually estimates Fair Market Rents (FMRs) by bedroom size (the FMRs include utility costs, except for telephones). FMRs determine the eligibility of rental housing units for the Section 8 Housing Assistance

Payments program. HUD sets Fair Market Rents to assure that a sufficient supply of rental housing is available to program participants.

FMRs are available for the Dallas Metroplex, which includes McKinney, are included in Exhibit III-10. As the exhibit shows, rents have increased very modestly for all units, with 3 bedroom units experiencing the smallest increase and efficiencies experienced the largest increase.

Exhibit III-10.

Fair Market Trends, City of Dallas HMFA, 2001 to 2009

	Number of Bedrooms				
	Efficiency	One	Two	Three	Four +
FY 2001	\$562	\$647	\$830	\$1,148	\$1,358
FY 2002	\$548	\$631	\$810	\$1,120	\$1,325
FY 2003	\$575	\$662	\$850	\$1,176	\$1,391
FY 2004	\$589	\$678	\$871	\$1,205	\$1,425
FY 2005	\$633	\$713	\$868	\$1,147	\$1,412
FY 2006	\$548	\$607	\$733	\$954	\$1,129
FY 2007	\$591	\$658	\$798	\$1,059	\$1,283
FY 2008	\$645	\$718	\$871	\$1,156	\$1,401
FY 2009	\$670	\$746	\$905	\$1,201	\$1,455
FY 2010	\$669	\$740	\$894	\$1,164	\$1,377
Change from 2001 to 2010	\$107	\$93	\$64	\$16	\$19
Average Annual Increase	\$11.89	\$10.33	\$7.11	\$1.78	\$2.11

Source: U.S. Department of Housing & Urban Development.

Exhibit III-11 shows the incomes needed to afford the FMRs for 2010 and the number of McKinney renter households earning enough to afford the FMRs. More than 50 percent of McKinney renters can afford efficiencies, one and 2 bedroom units; affording 3+ bedroom units is more challenging.

Exhibit III-11.

Fair Market Rents by Bedroom Size and Affordability, City of McKinney, 2010

	Number of Bedrooms				
	Efficiency	One	Two	Three	Four +
Fair Market Rent	\$ 669	\$ 740	\$ 894	\$ 1,164	\$ 1,377
Annual income needed to afford FMR	\$ 26,760	\$ 29,600	\$ 35,760	\$ 46,560	\$ 55,080
Number of renter households able to afford FMR	11,214	10,288	8,397	6,523	5,176
Percent of renter households able to afford FMR	68%	63%	51%	40%	32%

Note: Fair Market Rents are for 2010; Households by income is for 2008.

Source: U.S. Department of Housing & Urban Development, U.S. Census Bureau 2008 American Community Survey and BBC Research & Consulting.

Costs of ownership. A number of sources produce for sale data for the McKinney housing market. Referenced in this report are the Multiple Listing Service (MLS) sales and listings in McKinney, the 2008 ACS, the Real Estate Center at Texas A&M University and Claritas.

What was sold in 2008, 2009 and 2010? MLS data was acquired for all residential real estate transactions in McKinney in 2008, 2009 and through June 2010. There were 2,368 sales in 2008, 2,452 in 2009 and 988 through the first half of 2010. Assuming sales occur at the same rate for the remainder of 2010, there will be approximately 2,000 homes sold in McKinney in 2010, which will be less than the number of sales in the two previous years.

Exhibit III-12 displays the median and average sales prices of homes sold in 2008, 2009 and in the first half of 2010 by type. The median sales price of all sales has been approximately \$176,000 in the last three years. Condos and townhomes offer greater affordability in McKinney than single family homes; however, condos and townhomes comprise a very small proportion of the city's housing market.

What is currently on the market? As of May 2010, there were 1,008 homes for sale in McKinney. Nearly all listings in McKinney were for single family homes with a median listing price of \$240,000. The median length of time for all listings was 86 days.

Exhibit III-12.

MLS Sales, City of McKinney, 2008 to 2010

	2008		
	Number	Median	Average
Condo	11	\$130,000	\$132,129
Half-Duplex	1	\$73,000	\$73,000
Single Family	2,302	\$179,900	\$216,864
Townhome	54	\$147,000	\$149,227
All Sold Listings	2,368	\$177,550	\$214,839
	2009		
	Number	Median	Average
Condo	13	\$129,773	\$131,993
Half-Duplex	0	NA	NA
Single Family	2,358	\$178,800	\$214,139
Townhome	81	\$137,500	\$139,332
All Sold Listings	2,452	\$175,500	\$211,233
	2010		
	Number	Median	Average
Condo	9	\$137,750	\$139,894
Half-Duplex	0	NA	NA
Single Family	962	\$175,500	\$198,461
Townhome	17	\$145,000	\$142,277
All Sold Listings	988	\$175,000	\$196,959

Source: MLS, 2010.

Exhibit III-13.
Current Listings, City of McKinney, 2010

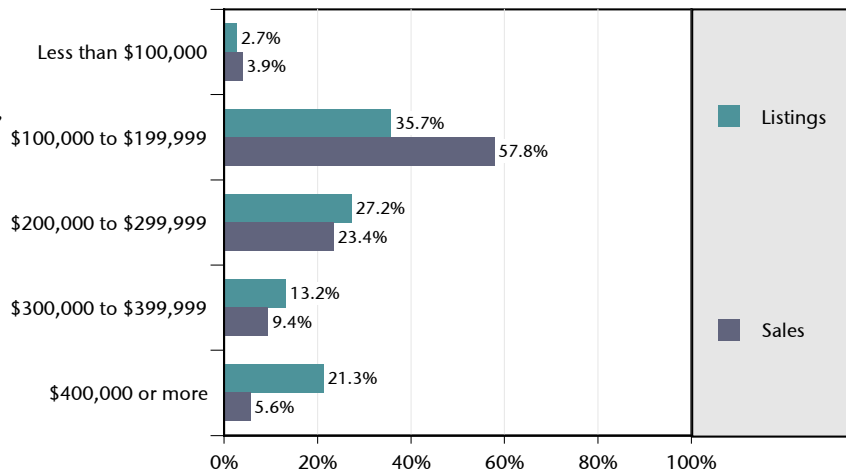
	Number on the Market	Median Listing Price	Average Listing Price	Average Square Feet	Average Days on the Market	Average Year of Construction
Condo	6	\$ 172,450	\$ 225,150	1,997	41	2007
Half-Duplex	1	\$ 226,500	\$ 226,500	1,550	10	2010
Single Family	961	\$ 240,000	\$ 316,038	3,056	86	1998
Townhome	40	\$ 129,900	\$ 157,720	1,652	88	2006
All Listings	1,008	\$ 239,000	\$ 309,119	2,992	86	1998

Source: MLS, 2010.

Exhibit III-14 compares the price distribution of current listings and the sales price of homes sold in McKinney in 2008, 2009 and 2010. When comparing current listings to recent sales, there are currently more homes listed at \$400,000 or more than what has sold in the last 2 years. Additionally, nearly 60 percent of homes that were sold between 2008 and 2010 were priced between \$100,000 and \$200,000; however, only 36 percent of for sale homes are currently listed at this price point. The lack of demand for high priced homes—priced at \$400,000 or more—in McKinney is likely why current listings have been on the market for an average of 86 days.

Exhibit III-14.
Price Distribution of 2010 MLS Listings and 2008 to 2010 MLS Sales, City of McKinney

Source: MLS, 2010.



Affordability trends. According to the Census, the median home value—the price at which half of the homes are valued less and half are valued more—of all owner-occupied units in the City of McKinney in 2008 was \$191,000. This is lower than the median value for Collin County (\$205,100), but higher than the median value for all homes in Texas (\$126,800).

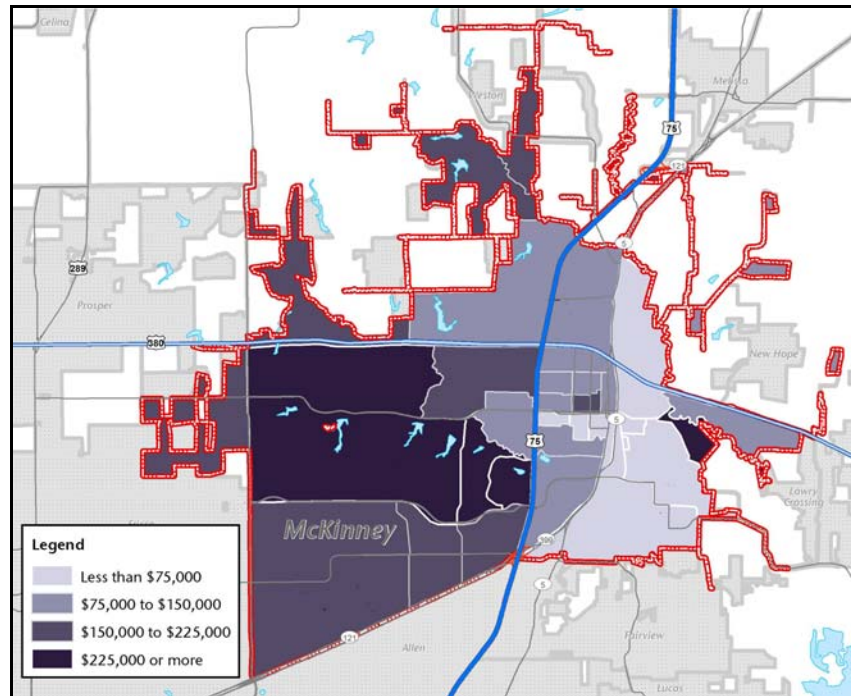
In 2000, the Census estimated the median in McKinney to be \$148,100. Based on these estimates, the median home value in McKinney has increased by approximately \$43,000, or by an average of approximately \$5,400 per year. This equates to a 29 percent increase in value since 2000, or an average of 4 percent per year.

In 2000, the median household income for homeowners was \$77,550. In 2008, the median household income increased to \$101,191. The increase in median household income for the city’s homeowners is sufficient to cover the increase of \$43,000 in home values between 2000 and 2008.

Geographic distribution of home values. The following map shows the median home value by block group. The value of homes varies greatly in the city. In the eastern portion, median home values are less than \$100,000 by block group. In other portions of the city, median values exceed \$300,000.

**Exhibit III-15.
Median Home Value by Block Group, City of McKinney, 2009**

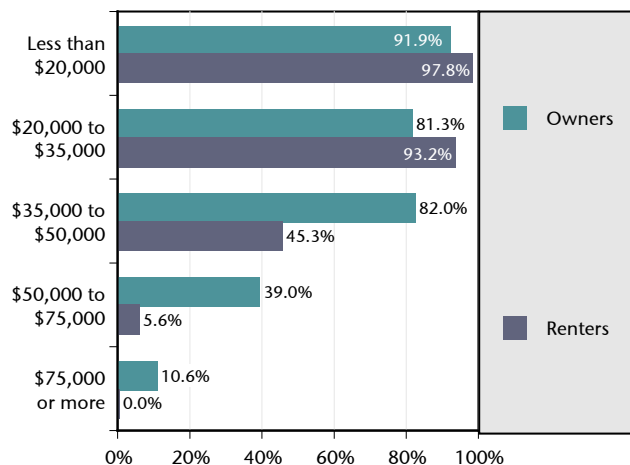
Source:
Claritas, 2009 estimates.



Cost burden. In the housing industry, housing affordability is commonly defined in terms of the proportion of household income that is used to pay housing costs. Housing is “affordable” if no more than 30 percent of a household’s monthly income is needed for rent, mortgage payments and utilities. When the proportion of household income needed to pay housing costs exceeds 30 percent, a household is considered “cost burdened.” This study recognizes that it is not uncommon in some higher cost communities for residents to pay more than 30 percent of their monthly income on

housing. However, for the sake of this study, this analysis will continue to use 30 percent as a standard.

**Exhibit III-16.
Percent Cost Burdened by Tenure, City of McKinney, 2008**



In 2008, the ACS estimated that 32 percent of all households in McKinney pay more than 30 percent of their incomes in rent and utilities. Renters are more likely to be cost burdened than homeowners, as 28 percent of renter households are cost burdened in McKinney compared with 45 percent of homeowners. The percent of cost burdened households by income level and tenure is presented in Exhibit III-16.

Source: U.S. Department of Housing & Urban Development, 2007 American Community Survey, and BBC Research & Consulting.

Wage levels and rents. Annually, the National Low Income Coalition produces a report called “Out of Reach,” which examines rental housing affordability for states, counties and key metropolitan areas.⁷ The study determines how many hours a week a worker earning the minimum wage would need to work to afford median-priced rental units. The study also examines affordability for individuals whose sole source of income is Supplemental Security Income (SSI).

The Out of Reach study reports renters in Dallas County earned a mean hourly wage of \$21.09. At this wage and assuming full-time work, a unit would be affordable if it rented for \$1,097 or less per month. The *actual* wage that a renter would have to earn to afford a market rate two-bedroom unit (\$905 per month) in the Dallas HMFA in 2009 was \$17.40—about \$3.69 less per hour than the mean hourly wage earned by renters in 2009. According to the report, 45 percent of Dallas County renters are unable to afford a market rate two-bedroom unit. In addition, the study reports that a worker earning the minimum wage would have to work 106 hours per week to earn enough to afford a market rate two-bedroom unit. This is almost equivalent to working two and one half full-time jobs.

In addition, an individual earning SSI in Dallas County (\$674 per month)⁸ would only be able to afford a rental unit priced at \$202. A market rate studio in the Dallas HMFA would cost \$670 per month, significantly more than a unit affordable for SSI recipients in 2009.

Gaps in housing supply. The following analysis examines housing need across all income levels, to identify mismatches in supply and demand for all households in McKinney. It reports the results of a modeling effort called a gaps analysis, which compares housing affordability for households at different income levels to the supply of housing units affordable at these income levels.

Because it is impossible to estimate the type of housing each household in McKinney would prefer, income is used as a proxy. Income is the most important factor in accessing housing. Indeed, one of the first steps in the home-buying process is to “prequalify” with a lender. (Or, for renters, the first step is to complete a rental application which reports the amount and sources of income). This prequalification puts a limit on what a household can afford, immediately constraining their choices of homes.

Exhibit III-17 presents affordable rents and home prices for the various income categories. The calculation to determine what is “affordable” to the various income groups assumes the following:

- First, households cannot pay more than 30 percent of their income for housing costs.
- Second, housing costs for both homeowners and renters must be adjusted to include utility payments. Exhibits III-17 and III-18 assume very low utility costs. We also adjust the gaps in III-18 to include utilities of \$200 per month, which widens the gap significantly.
- Finally, the home price calculations throughout this section assume a 10 percent down payment, 25 percent of total payments dedicated to taxes, hazard insurance and mortgage insurance and a 6.0 percent interest rate.

⁷ The most recently available version of this report was published in 2009.

⁸ An individual living in *any state* who qualified for Supplemental Security Income received a maximum of \$674 in monthly federal benefits in 2009.

Exhibit III-17 shows the affordable rents and mortgage payments households at various income levels can afford based on the calculations and assumptions described above.

**Exhibit III-17.
Affordable Rents and Home
Prices by Income Range, City
of McKinney, 2010**

Note:

Mortgage loan terms are assumed as follows: 30 year fixed, 5 percent interest rate, 10 percent down payment. The affordable mortgage payment is also adjusted to incorporate hazard insurance, property taxes and utilities.

Source:
BBC Research & Consulting.

Income Level	Maximum Affordable Gross Rent	Maximum Affordable Home Price
\$0 to \$14,999	\$275	\$42,686
\$15,000 to \$24,999	\$525	\$81,494
\$25,000 to \$34,999	\$775	\$120,303
\$35,000 to \$49,999	\$1,150	\$178,516
\$50,000 to \$74,999	\$1,775	\$275,538
\$75,000 to \$99,999	\$2,400	\$372,559
\$100,000 to \$149,999	\$3,650	\$566,603
\$150,000 or more	\$3,651	\$566,604

Rental mismatch. Exhibit III-18 shows the estimated number of renter households in McKinney in 2008 (according to the ACS), their income levels, the maximum rent level they could afford and the number of units in the market that were affordable to them. The column on the far right shows the “gap” between the number of households and the number of rental units affordable to them. Negative numbers (in parentheses) indicate a shortage of units at the specific income level; positive units indicate an excess of units.

**Exhibit III-18.
Rental Gaps Analysis, City of McKinney, 2008**

Income Range	Renters		Maximum Affordable Rent	Total Rental Units and Vouchers		Rental Gap
	Number	Percentage		Number	Percentage	
\$0 - \$14,999	939	9%	\$ 275	582	5%	-357
\$15,000 - \$24,999	1,917	18%	\$ 525	1,131	9%	-786
\$25,000 - \$34,999	1,057	10%	\$ 775	5,340	45%	4,283
\$35,000 - \$49,999	2,659	25%	\$ 1,150	2,692	22%	33
\$50,000 - \$74,999	1,767	17%	\$ 1,775	1,962	16%	195
\$75,000 - \$99,999	1,505	14%	\$ 2,400	279	2%	-1,226
\$100,000 - \$149,999	639	6%	\$ 3,650	0	0%	-639
\$150,000 - \$500,000	0	0%	\$ 3,651	0	0%	0
Total	10,483	100%		11,985	100%	

Source: 2008 American Community Survey and BBC Research & Consulting.

Renter summary. The gap analysis in Exhibit III-18 shows the following:

- In 2008, about 2,856 renter households—27 percent of all renter households—earned less than \$25,000. These households could only afford to pay \$525 or less per month in rent when factoring in utility costs. There are approximately 1,713 affordable units available to households in this income range, which includes market rate and subsidized units, leaving a shortage of 1,143 rental units.

- In contrast, renter households earning between \$25,000 and \$75,000 per year have plenty of affordable units available to them. More specifically, renter households earning between \$25,000 and \$35,000 have a surplus of nearly 4,300 units available to them, which require a monthly rent of \$525 to \$775 per month. Because these units are not all vacant, it is likely that lower income households are renting these units and are thereby cost burdened.
- It should be noted that Texas is unique compared to many other states in that it does not have an income tax. As such, property taxes are comparatively high and because landlords pass these costs onto renters, rents are also comparatively high. However, renters in Texas are paying less in income tax and therefore have higher monthly take home income than a state with an income tax.

Although the gaps analysis indicates that there are more renter households earning more than \$75,000 than units they can afford, this does not always mean that there is pent up demand for higher end rental units. High income renters often choose to rent at levels lower than what they could afford because they are in a period of transition, are saving money to buy a home or simply choose to keep their housing costs very low. True demand for such units would need to be estimated using a more detailed market analysis.

Homeownership mismatch for renters and current owners. At the time this report was prepared, there were currently 1,007 homes for sale and listed with the MLS. McKinney renters interested in purchasing a home in McKinney would need to earn \$50,000 or more before a majority of the homes would be affordable to them. There are currently 52 for sale units affordable to the 3,900 renters earning \$35,000 or less. With a shortage of homes available to these homeowners, the importance of the city’s rental market in housing these residents becomes apparent. Exhibit III-19 displays the mismatch of renter households and the current inventory of homes for sale in McKinney.

**Exhibit III-19.
Homeownership Gaps for Renters, City of McKinney, 2008**

Income Range	Renters		Maximum Affordable Home Price	Current MLS Listings	Percent All Units	Cumulative Percentage Available	Units Available per Renter Household	Difference in Proportions	
	Number	Proportion							
\$0	\$14,999	939	9%	\$ 42,686	0	0%	0%	0.00	-9%
\$15,000	\$24,999	1,917	18%	\$ 81,494	10	1%	1%	0.01	-17%
\$25,000	\$34,999	1,057	10%	\$ 120,303	42	4%	5%	0.04	-6%
\$35,000	\$49,999	2,659	25%	\$ 178,516	334	33%	38%	0.13	8%
\$50,000	\$74,999	1,767	17%	\$ 275,538	230	23%	61%	0.13	6%
\$75,000	\$99,999	1,505	14%	\$ 372,559	141	14%	75%	0.09	0%
\$100,000	\$149,999	639	6%	\$ 566,603	139	14%	89%	0.22	8%
\$150,000	\$500,000	0	0%	\$ 566,604	111	11%	100%	0.00	11%
Total		10,483	100%		1,007	100%			

Source: 2008 American Community Survey and BBC Research & Consulting.

Similarly, there are a large number of low income homeowners that would find it difficult to purchase another home in McKinney if they sold their current home. Low income homeowners likely include a large proportion of seniors who have lived in McKinney for a long period of time. The 2008 ACS reports that there are 2,100 homeowners earning \$25,000 or less. Currently, there are 10 for sale units affordable priced for these residents. Because of affordability constraints, making necessary repairs to their current homes is imperative for low income homeowners to ensure they are able to remain in their current home and age in place.

Disproportionate need. HUD requires that cities consider “disproportionate need” as part of examining housing needs. Disproportionate need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

HUD uses a needs table (“CHAS data”) that reports housing needs by tenure, income and racial/ethnic category to determine disproportionate need. Using this table, we compared housing needs by race and ethnicity and mobility limitation to determine disproportionate need. Through this comparison, we found that disproportionate need exists for the following categories:

- African Americans residents in McKinney experience disproportionate need. Twenty-nine percent of all households in McKinney have housing problems; however, 50 percent of African American households have housing problems.
- Hispanic households have disproportionate needs in McKinney, as nearly 54 percent of all Hispanic households have housing problems. Hispanic renters have even greater disproportionate needs, as 63 percent have housing problems, compared with 44 percent of all renters in McKinney.

Housing Resources

The following synopsis housing programs and policies administered by the city to help maintain the city’s housing stock, as well as provide affordability to its residents. The primary programs and resources include the city’s home rehabilitation program, down payment assistance program, affordable housing development incentives policy and its land disposition policy.

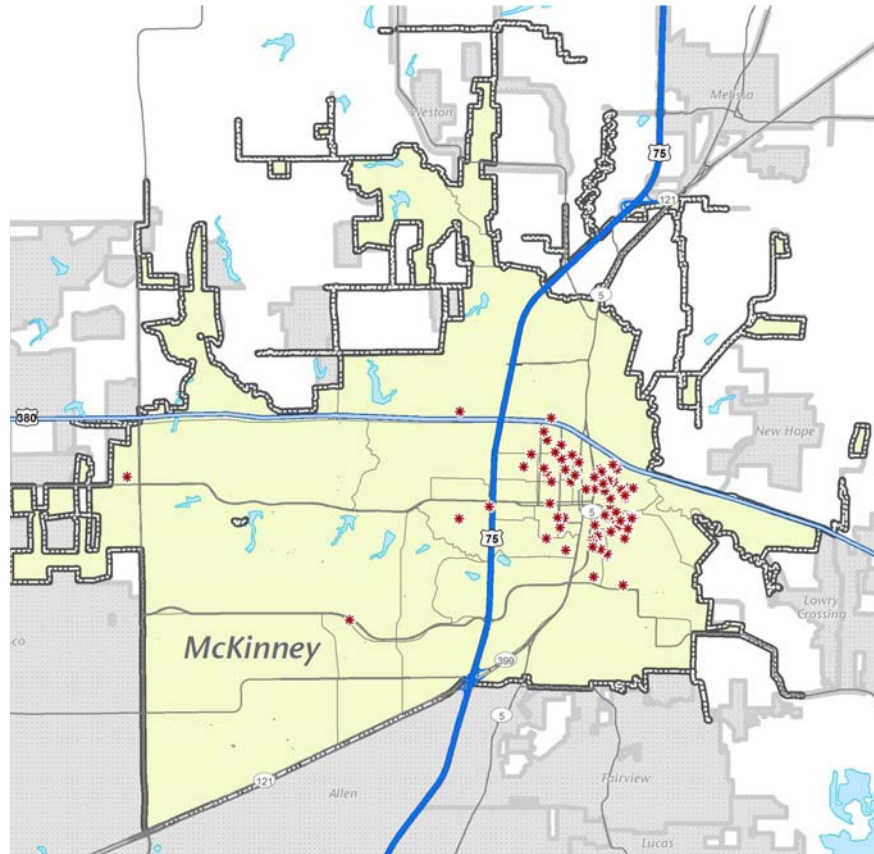
Housing Rehabilitation Program. Funded with the city’s CDBG allocation, the goal of the Home Rehabilitation Program is to “preserve existing affordable housing, to assist very low, low, and moderate-income homeowners in bringing their dwellings up to an acceptable standard, and to enhance and revitalize neighborhoods within the city, particularly neighborhoods east of McDonald Street (SH5).”⁹

⁹ http://www3.mckinneytexas.org/www/community_services.aspx?id=458

Exhibit III-20 displays the location of housing rehabilitation loan and grant recipients in the city since the program's inception. As seen in the exhibit, much of the rehabilitation activity generated by the program has occurred in the city's eastern neighborhoods.

**Exhibit III-20.
Locations of Housing
Rehabilitation
Program Recipients,
McKinney**

Source:
City of McKinney.



When home rehabilitation is too costly, a home reconstruction is offered to the resident with funding from the Texas Department of Housing and Community Affairs (TDHCA) Owner-Occupied Housing Assistance (OCC) program. If residents agree to a reconstruction, they are responsible for their own relocation during construction of their home. The city estimates that four homes have been reconstructed during this 2-year grant cycle (September 2008 to September 2010); two of these homes have been east of SH5 and two have been west.

Down Payment Assistance Program. Funded with grant funds received from the TDHCA HOME Investment Partnership Program, the Down Payment Assistance Program “provides down payment and closing cost assistance to low-to-moderate-income first-time homebuyers within McKinney.”¹⁰ Recipients receive up to \$7,500 in a no interest 5-year forgivable loan for down payment and closing costs incurred through the purchase of a home. The loan is forgivable, unless the recipient refinances the loan, pays off the first mortgage, sells the home or gives up title of the property within the 5-year period.

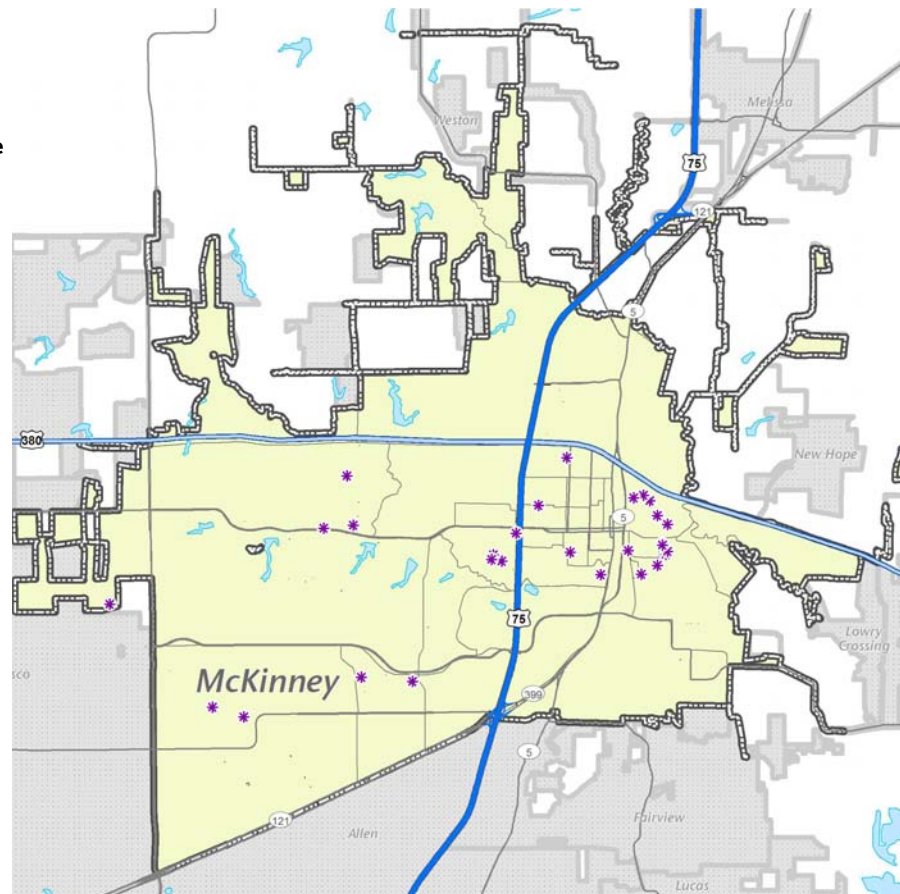
¹⁰ http://www3.mckinneytexas.org/www/community_services.aspx?id=472

Persons are considered first-time homebuyers if they have not owned a home in the last three years or if they are a displaced homemaker. Grant recipients' income must not exceed 80 percent of the Area Median Income (AMI) for McKinney and must be purchasing a home in McKinney with a purchase price less than \$132,000. Lastly, grant recipients must participate in an approved homebuyer counseling workshop. Consumer Counseling Credit Services (CCCS) administers the course for McKinney.

Since September 2008, the city has awarded 26 first-time home buyer loans. Before the grant cycle ends in September 2010, the city anticipates awarding an additional seven loans. Of the 33 loans awarded during the 2-year grant cycle, 11 (33 percent) are homes built by Habitat for Humanity. As seen in Exhibit III-21, although the Down Payment Assistance Program has allowed recipients to purchase homes all over McKinney, a majority of the homes are located east of I-75.

**Exhibit III-21.
Location of
Homes Purchased
with Down
Payment Assistance
Program Funds**

Source:
City of McKinney.



Affordable Housing Development Incentives Policy. The Affordable Housing Development Incentives Policy (AHDI) provides developers with valuable financial incentives to “encourage and maintain community diversity by ensuring housing choice and homebuyer opportunities to meet the needs of people of different ages, incomes and/or social and economic backgrounds and different households/family structures.”¹¹ Incentives include the following:

- Waiver of Builder Permit Fees for all builders
- Waiver of Landfill Entry Fees for for-profit builders
- Waiver of Dumpster Set-up/Haul Fees (non-profit builders)
- Waiver of Engineering Inspection Fees for non-profit builders
- Waiver of Erosion Control Deposit for Affordable Subdivisions

Developers utilizing the AHDI policy typically receive between \$2,000 and \$3,000 of incentives for affordable housing development.

In order for the developer to qualify for the incentives, the home must meet affordability requirements based on price and the income level of the homebuyer; the home must meet city code and residential requirements; and, the homebuyer must earn 80 percent or less of the AMI, be a first-time homebuyer, and occupy the home as their principal residence.

Land Disposition Policy. The Land Disposition Policy provides non-profit and for-profit developers with the opportunity to purchase surplus vacant lots and tax foreclosure properties suitable for affordable housing development. The first of every four lots that the city obtains through foreclosure is made available to non-profit builders, where they can purchase the lot for \$2,500. The next three lots are sold via sealed bid, online auction, private sale or lottery under standard purchasing procedures. Bidding is open to both non-profit and for-profit developers. Any proceeds generated from the sale are given to the Community Housing Fund.¹²

P.R.I.D.E. Although not specifically a housing program or policy, the Promoting Resident Involvement, Development and Enthusiasm (P.R.I.D.E.) program operates in several McKinney neighborhoods with the intent to “maintain and increase sustainability in neighborhoods that do not have a homeowner’s association.”¹³ P.R.I.D.E. is intended to create effective, independent and involved neighborhoods; a unified approach to community-driven communication and planning to promote mutual responsibility and joint problem solving; and, a spirit of teamwork between the residents in the community and the city.

There are currently five P.R.I.D.E. neighborhoods in the city, which include Lewisville, La Loma, Wilcox, Mouzon and Rockwall.

¹¹ City of McKinney Affordable Housing Development Incentives Policy Resolution #2006-02-037 Attachment A

¹² Proceeds are generated if the sales price exceeds the amount due to pay judgments on the property, court costs and any outstanding balances owed to taxing entities.

¹³ http://www3.mckinneytexas.org/www/community_services.aspx?id=474

Special Needs Population Housing and Non-Housing Needs

Special needs populations include people whose circumstances may make it more difficult for them to find housing. Exhibit III-20 lists special needs populations. All numbers use the most current available data at the time this report was prepared. A number of the special needs populations are discussed in greater detail below.

Disabilities. The 2008 American Community Survey reported 6 percent (7,798 persons) of the population in the City of McKinney had one or more types of disability, compared to 9 percent of the Metroplex's population.

The Census's definition of a disability status is based on individual answers to several Census survey questions.¹⁴ According to the Census, individuals have a disability if any of the following three conditions are true: (1) they were any age and had a response of "yes" to a hearing or vision limitation; (2) they were 5 years old and over and had a response of "yes" to having a cognitive, ambulatory or self-care difficulty; or (3) they were 18 years old and over and had a response of "yes" to independent living difficulty. According to the ACS, 2,772 persons (2.1 percent of the population) had a hearing or vision limitation, 9,257 had a cognitive, ambulatory, or self care disability in 2008 and 2,393 persons had difficulty living independently (1.8 percent of persons ages 18 years and over). LifePath Systems, a provider of services and counseling for individuals with developmental disabilities and behavioral health issues, has locations within the city to serve the disabled populations within McKinney..

Persons with disabilities have access to market rate rental units and homeownership housing in the City of McKinney. However, many persons with disabilities have low or fixed incomes and require accessible housing with monetary assistance. Based on limited data from housing providers, the City of McKinney has 215 accessible units with rental assistance specifically set aside for persons with disabilities (14 Section 8 vouchers, 74 tax credit units and 127 units in project-based Section 8 developments).

Exhibit III-22.
Special Population Characteristics, City of McKinney, 2010

	Estimated Population	Proportion of City Population
Persons living in poverty ⁽¹⁾	10,308	8.0%
Persons with disabilities ⁽²⁾	7,798	6.0%
Non-english speaking ⁽³⁾	24,065	18.6%
Elderly ⁽⁴⁾	7,527	5.8%
Persons who are experiencing homelessness ⁽⁵⁾	84	0.1%
Persons with HIV/AIDS ⁽⁶⁾	133	0.1%
Persons with serious mental illness	6,331	4.9%
Persons with substance abuse ⁽⁷⁾	8,810	6.8%
At-risk youth ⁽⁸⁾	3,584	2.8%

Notes: (1) American Community Survey (ACS) 2008.

(2) ACS 2008.

(3) ACS 2008, residents age 5 and older.

(4) ACS 2008.

(5) Collin County 2010 Annual "Point in Time" Homeless Count conducted by the Metro Dallas Homeless Alliance

(6) Texas Department of State Health Services (incidence rates).

(7) Substance Abuse and Mental Health Services Administration (incidence rates).

(8) ACS 2008 and Texas Department of Family and Protective Services.

Source: U.S. Census Bureau, ACS, Metro Dallas Homeless Alliance, Texas Department of State Health Services, and the Substance Abuse and Mental Health Services Administration.

¹⁴ The Census Bureau introduced a new set of disability questions in the 2008 ACS questionnaire. Accordingly, comparisons of disability data from 2008 or later with data from prior years are not recommended.

Homeless. The Stewart B. McKinney Homelessness Act defines a person experiencing homelessness as “one who lacks a fixed permanent nighttime residence or whose nighttime residence is a temporary shelter, welfare hotel or any public or private place not designated as sleeping accommodations for human beings.” It is important to note that this definition includes those living with friends or relatives on a temporary basis as well as the more visible homeless in shelters or on the streets.

HUD’s definition of homelessness is slightly more comprehensive. In addition to defining individual and families sleeping in areas “not meant for human habitation,” the definition includes persons who:

- “Are living in transitional or supportive housing for homeless persons but originally came from streets or emergency shelters;
- Ordinarily sleep in transitional or supportive housing for homeless persons but are spending a short time (30 consecutive days or less) in a hospital or other institution;
- Are being evicted within a week from private dwelling units and no subsequent residences have been identified and they lack resources and supportive networks needed to obtain access to housing; or
- Are being discharged within a week from institutions in which they have been residents for more than 30 consecutive days and no subsequent residences have been identified and they lack the resources and support networks needed to obtain access to housing.”

This definition demonstrates the diversity of people experiencing homelessness. The numerous locations in which people experiencing homelessness can be found complicate efforts to accurately estimate their total population.

Chronic homelessness. According to the U.S. Department of Housing and Urban Development (HUD) a person who is chronically homeless is defined as “an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years.”

McKinney homeless. Estimating the total population of persons experiencing homelessness on a nationwide, statewide or even local level, is challenging due to the various types of homelessness and difficulties in locating the population. For example, an individual living with friends on a temporary basis could be experiencing homelessness, but would be unlikely to be identified in a homeless count.

The Metro Dallas Homeless Alliance (MDHA) estimated the Collin County homeless population to be 211 at the time of the 2009 survey. This is an increase of 38 percent from the 2008 homeless PIT count. According to the Metro Dallas Homeless Alliance, there were 84 homeless individuals in McKinney during the Point-in-time homeless count conducted in January of 2010.

In an effort to provide a more inclusive picture of homelessness, the January 2010 MDHA county decided to include homeless school children. To this end, homeless liaisons from schools located in Collin County provided a count of children meeting the U.S. Department of Education’s definition of homelessness, which includes:

- Persons who share the housing of other persons due to loss of housing, economic hardship or similar reason;
- Persons who live in motels, hotels, trailer parks or camping grounds due to lack of alternative adequate accommodations.¹⁵

Using this definition, the MDHA identified 534 children in McKinney who are homeless. This was the largest number of any city and represented 72 percent of all of the children identified in Collin County school districts.

The Samaritan Inn, located in McKinney, provides individuals and families transitional and emergency housing and supportive services. Services include teaching self-sufficiency and life skills to assist the needs of people, during, and after a homeless situation. The Samaritan Inn is the only homeless facility in Collin County, which makes it important not only for McKinney residents, but also for residents within the entire county. The Samaritan Inn estimates that of its 120 beds, an average of 30 beds are occupied by McKinney residents. The Samaritan Inn reports that 50 to 60 families are turned away monthly due to full occupancy. Many of those families will continue to reside in their cars or hotels.

Public housing residents. Affordable rental housing for the lowest income households in McKinney is primarily made up of two types of rental housing: private market units for which Section 8 vouchers are used to subsidize the cost of rent and public housing authority units.

The McKinney PHA operates 201 rental housing units contained within four properties: Merritt Homes, Lloyd Owens Place, Cockrell Homes and Newsome Homes. The following exhibit provides an inventory of units available at each location.

**Exhibit III-23.
Public Housing Inventory, McKinney Housing Authority, 2010**

Name	Address	Total Number of Units	Number of Bedrooms		
			One	Two	Three
Merritt Homes	1200 N. Tennessee St.	86	20	42	24
Lloyd Owens Place	Throckmorton St.	14	4	6	4
Cockrell Homes	Fitzhugh St.	24	6	6	12
Newsome Homes	Amscott St.	77	44	19	14

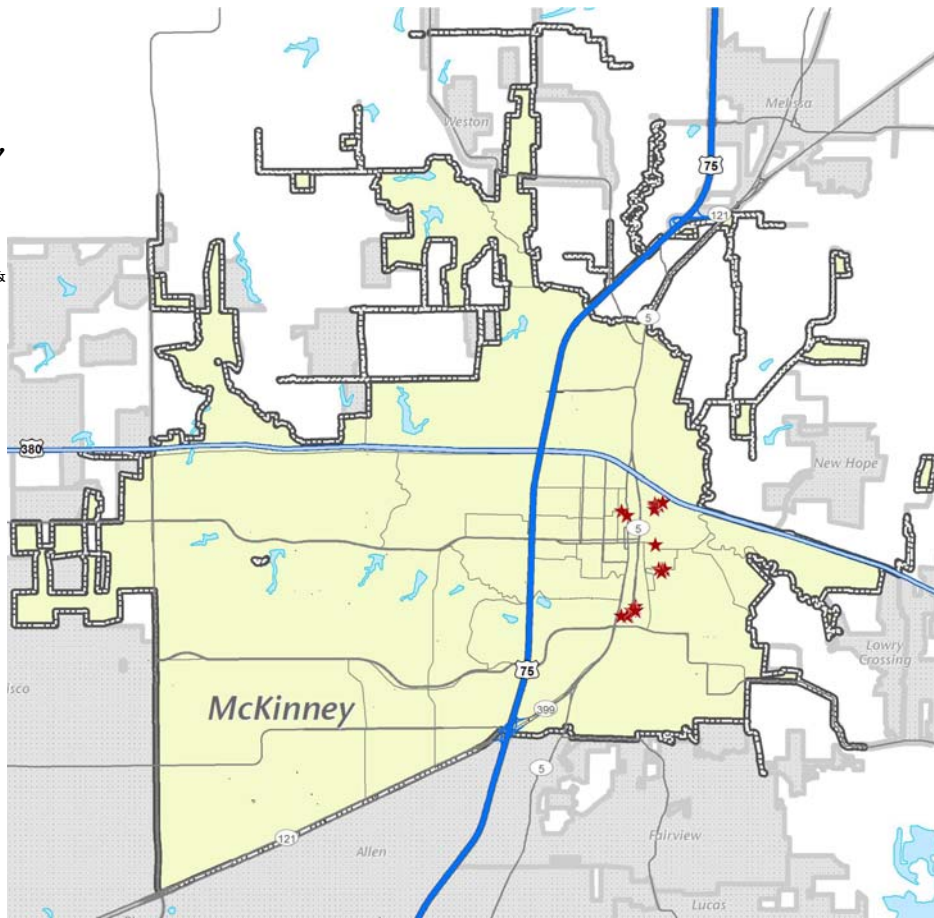
Source: McKinney Housing Authority.

¹⁵ *Questions and Answers on Special Education & Homelessness.* U.S. Department of Education. February 2008. <http://www.ed.gov/policy/speced/spec-ed-homelessness-q-a.doc>

All public housing developments are located east of Highway 75, and mostly east of Highway 5.

**Exhibit III-24.
Location of
Public Housing
Developments,
City of McKinney,
2010**

Source:
McKinney Public Housing
Authority and BBC Research &
Consulting.

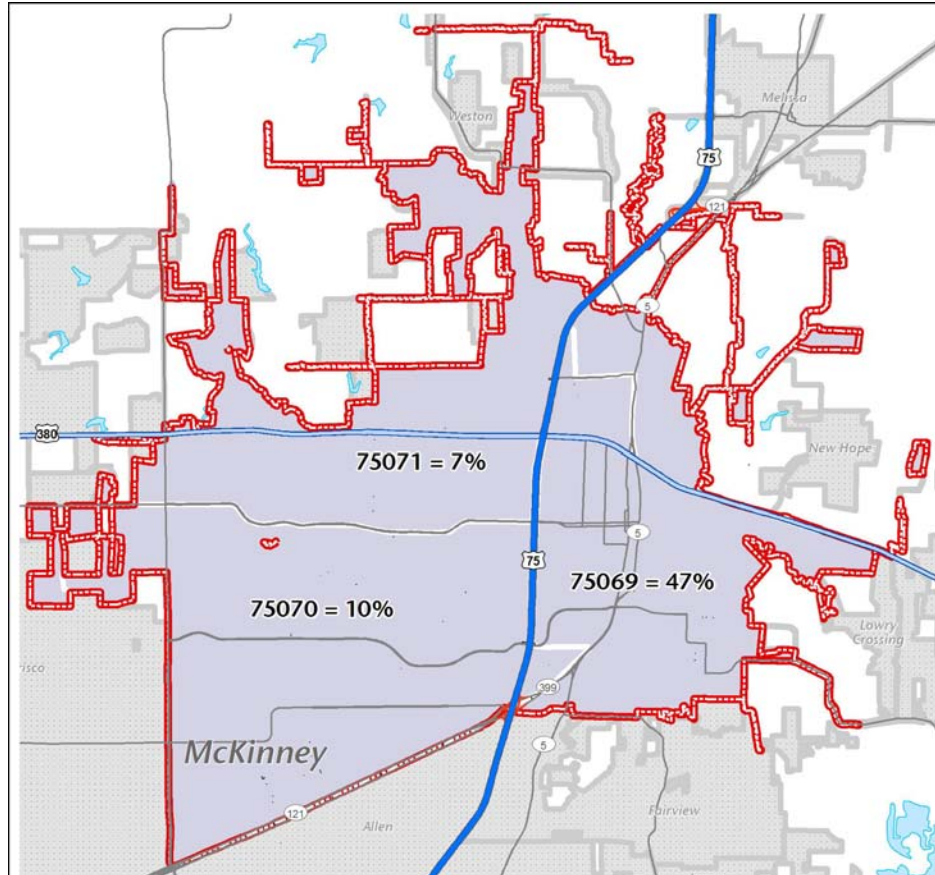


The housing authority has 345 Section 8 vouchers. Of those holding vouchers, 195 families are White, 290 are classified as Female Headed Households, 177 are seeing one bedroom, 179 are family voucher holders and 334 is the total of Non Hispanic.

The concentration of Section 8 voucher holders is primarily located along Highway 5 and Highway 75. This area correlates to the most affordable area in McKinney, but those numbers are changing. There are notably few voucher holders in the west section of the city, however, there are more multi-family units being produced now in McKinney (at least four new units) that may take Section 8 vouchers.

**Exhibit III-25a.
Zip Code of
Residence for
McKinney
Housing
Authority
Section 8
Vouchers
Recipients,
2010**

Source:
McKinney Public Housing
Authority and BBC Research
& Consulting.



Community	Percent of Total Residence For McKinney Section 8 Vouchers Recipients
McKinney	63.5%
75069	46.5%
75070	10.0%
75071	7.0%
Allen	9.1%
Frisco	0.9%
Plano	8.5%
Other communities	17.9%

There are 494 families on the waitlist for public housing units and 393 waitlisted for Section 8 vouchers. Most of those households are extremely low income (less than 30 percent of AMI) and families with children. Exhibit III-26 displays basic characteristics of households on the public housing and Section 8 waitlists.

**Exhibit III-26.
Characteristics of Public Housing and
Section 8 Waitlist, McKinney, 2010**

	Public Housing	Section 8
Waitlist Total	494	393
Income		
Extremely Low Income	91.5%	76.1%
Very Low Income	7.3%	18.6%
Low Income	0.8%	5.1%
Over Income	0.4%	0.3%
Families with children	69.2%	55.7%
Elderly	4.7%	21.1%
Disabled	15.0%	6.4%
Race/Ethnicity		
White	44.5%	28.8%
Black	53.8%	56.5%
Asian	1.4%	13.7%
Hispanic	1.8%	0.5%
Other	0.0%	0.5%

Source: McKinney Public Housing Authority.

In the short-run, the McKinney PHA is focusing on rehabilitating and improving its current stock of public housing units. The PHA recently received \$344,000 in ARRA funds, which were used to modernize two of its existing facilities. Modernization included, but was not limited to, new windows, doors, screens and erosion control.

Despite rapid growth in McKinney, the PHA suggests that demand for its housing units and Section 8 Vouchers has not increased proportionally with overall population growth. As such, the PHA has a long-term strategy of developing new units to replace older units to ensure the provision of quality housing for the city’s lowest income residents. The PHA is in the process of trying to acquire new property for development.

The McKinney PHA is currently has a “troubled” designation from HUD. As of March 2010, 172 PHAs across the country have a

troubled designation, primarily due to poor HUD audits. The McKinney PHA anticipates losing its “troubled” designation soon, and has made progress in the last 5 years towards meeting its goals and objectives outlined in its 5-year plan. Some of the activities accomplished by the PHA in the last five years include:

- Accepting additional Disaster Housing Assistance Program (DHAP) Vouchers to expand the supply of assisted housing through rental vouchers;
- Working with a development team on tax credit expansion in order to leverage private or other public funds to create additional housing opportunities for low income persons;
- Working with HUD field office and 3rd party consultants to improve the PHAS and SEMPA management scores of the agency through completion of needs assessment;
- Re-organizing program staff in order to enhance customer satisfaction and program credibility;
- Establishing community collaborate programs that address concerns beyond housing for those in poverty;
- Partnering with local life skills group to increase the number of employed persons in assisted families; and
- Providing supportive services to increase independence for the elderly or families with disabilities.

SECTION IV.
Public Input

SECTION IV.

Public Input

This section presents the results of the one stakeholder and citizen community meeting and an electronic survey conducted to collect public input into the needs and priorities of the city's Five-year Consolidated Plan.

Approach

The public and stakeholders had the opportunity to provide input into the City of McKinney's Five-year Consolidated Plan process through:

- An **online survey** that was available in late June through mid-July. The survey asked respondents to prioritize the severity of housing and community development needs in their neighborhoods and for the city overall. The survey was also routed via email to public agencies and nonprofits and distributed at the community meeting.
- An open **community meeting** held on July 8 with stakeholders and members of the public.
- Organizations that have historically received CDBG from the city were invited to participate in a **stakeholder focus group**.
- Interviews with **stakeholders** including the public housing authority, city planning and housing staff and representatives of nonprofits that assist low income individuals.
- A 30-day **public comment period** and **public hearing**. The Draft Consolidated Plan and 2010 Action Plan were available for public review and comment between July 2 and August 2, 2010. A public hearing was held on August 2, 2010 to collect verbal comments from stakeholders and the public about the Draft Consolidated Plan and Action Plans.

The city implemented an extensive process to encourage input during the completion of the 2010-2014 Consolidated Plan and 2010 Action Plan. The following list summarizes the media and community outlets used to solicit resident involvement during completion of this Consolidated Plan and 2010 Action Plan:

- Legal notice in local newspapers;
- McKinney E-newsletter weekly between June 18 and July 8;
- E-newsletter to P.R.I.D.E. area leaders;
- The Town Center, an online newsletter, which reaches 200 to 350 residents;
- Collin County Homeless Coalition, Collin County Social Services Association (CCSSA); McKinney Housing Authority Resident Association and board; Collin County Aging and Disability Association; Children First! Coalition; and Volunteer

McKinney Center all distributed meeting flyers and paper surveys to their membership base;

- City of McKinney's Official Facebook page, which has 6,000 subscribers;
- City of McKinney website;
- Email distribution through a Community Services Department E-blast;
- Presentations by the CDBG Administrator to the Children First! Coalition, Collin County Aging and Disability Association and P.R.I.D.E.; and,
- Letters and surveys were sent to all past recipients of CDBG funded activities (see Appendix B).

Online Resident Survey

The online resident survey was available on the city's website from late June through the last week in July. The survey is not statistically significant, meaning that the results are not representative of the McKinney population as a whole. Rather, the city strongly encouraged low and moderate income residents who are impacted or beneficiaries of CDBG funding (particularly in Census Tracts 308 and 309) to discuss their needs. The city contacted these residents via weekly newsletters, personal mailings and phone calls. Participants in the city's P.R.I.D.E. were encouraged to participate in the survey. Many did, and those that did not often provided input on the Consolidated Plan via interviews or written comments.

A total of 70 persons participated in the survey; 64 online responses were received, as well as 10 paper surveys were completed. A brief summary of the demographic characteristics of survey participants, as well as their survey responses is presented below.

Demographics. In an effort to receive input from persons with special needs, survey participants were asked whether they were 62 or older (seniors), disabled or a female head of the household. Twenty-seven of the 64 survey participants responded to this question. Of those 27 responses, 15 (56 percent) were seniors, 59 percent were female heads of the household and 19 percent were disabled. In summary, a disproportionately large number of these special needs populations participated in this survey.

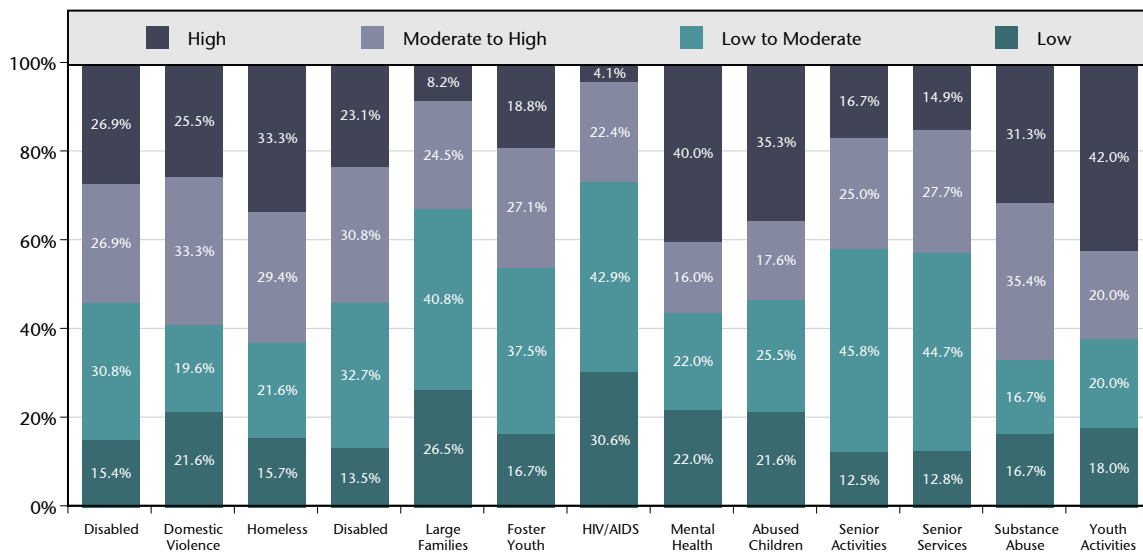
Community needs. Residents were asked to identify on a scale of 1 to 4—with 1 being the lowest need and 4 being the highest need—what they felt were the greatest needs within McKinney. Needs were grouped into a number of categories related to housing and community development. Needs considered “highest need” (identified with a ranking of 4) by survey participants are discussed below.

Community facilities. Eight-four percent of survey participants responded to this question. Overall, community facility improvements did not seem like a high priority need for survey participants, as many ranked facility needs as being a moderate need (identified with a rank of a 2 or 3) for the city. Survey participants consider health care facilities, fire stations and equipment and youth centers as being the greatest facility needs in the city.

Infrastructure. Eighty percent of survey participants responded to this question. Most survey participants considered infrastructure improvements in the city a moderate need. Street lighting and sidewalk improvements were identified as the most important infrastructure needs in the city. However, both of these needs were more often identified as a moderate need by survey respondents.

Special needs. Eighty-four percent of survey participants responded to this question. As seen in Exhibit IV-1, youth services and mental health services were considered to have the highest social service needs in McKinney.

**Exhibit IV-1.
Needs of Special Populations, McKinney, 2010**



Source: BBC Research and Consulting.

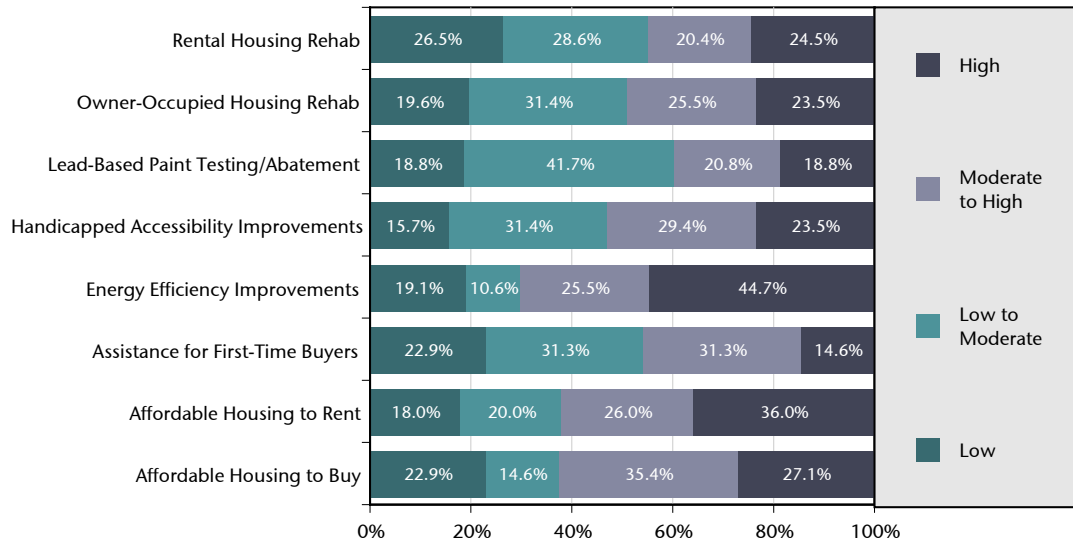
Community services. Eighty-three percent of survey respondents provided input on the greatest community service needs in McKinney. Public transportation was overwhelmingly considered the greatest community service need in McKinney, as 43 percent of survey respondents considered public transportation to have the highest needs (ranking of 4).

Neighborhood services. Seventy-three percent of survey participants responded to this question. Tree planting, code enforcement and cleanup of abandoned lots were identified as the greatest neighborhood service needs in McKinney.

Businesses and jobs. Eighty-percent of respondents provided input on the business and employment needs of McKinney. Given the economic conditions of the last few years, it is no surprise that job creation/retention was the most common need receiving a ranking of 4 (highest need), followed by assistance for new businesses.

Housing. Eighty-one percent of survey respondents responded to the question regarding the housing needs of McKinney. As seen in Exhibit IV-2, energy efficiency improvements and affordable rental units were considered the greatest housing needs by survey participants.

**Exhibit IV-2.
Housing Needs, McKinney, 2010**



Source: BBC Research and Consulting.

Community Meeting

A community meeting was held July 8 in conjunction with the Community Grants Advisory Commission meeting at the McKinney Public Library. BBC provided an overview of the Consolidated Plan process; highlights from the city's demographic and housing market analysis; proposed five-year goals and objectives; and proposed one-year (2010) funded activities. The meeting's intent was to gain community input on both the 2010-2014 Consolidated Plan, as well as the proposed activities from the city's 2010 Action Plan.

The public comment period began on July 2nd. At that time, a draft of both the Consolidated Plan and 2010 Action Plan were made available for public viewing and comment on the city's website, at the information desk at McKinney City Hall and at the Community Services Department.

City staff took a comprehensive approach towards publicizing the community meeting, which included Community Blast email announcements, flyer, legal notices in local papers and the city's website, and displays at City Hall. The staff also distributed flyers to local bulletin boards at coffee shops, grocery stores, the library and local fast food venues. Weekly email newsletters were distributed to resident leaders of the PRIDE organization, and staff also developed newsletter articles or announcements in city publications.

As a result of the recruitment effort, nearly 50 people were in attendance at the community meeting. A total of 30 people completed the sign-in sheet, representing a variety of local organizations and public interests. Groups and organizations at the meeting represented the following interests:

- Persons with disabilities;
- McKinney Housing Authority;
- Homeless residents and persons at risk of homelessness;
- McKinney Independent School District (MISD); and
- Seniors.

Needs Identified from Public Input Process

The following synthesizes the needs identified during the public input process conducted as part of the city's Consolidated Plan update process. Much of the input presented in this section was derived from the resident survey, community meeting and stakeholder interviews.

Housing needs. The resident survey pointed to the need for home rehabilitation, particularly with regards to making energy efficiency improvements. Survey respondents, community meeting attendees and stakeholders identified a need for more affordable rental properties in McKinney. This is even more pronounced among the city's special needs populations.

Community development needs. Attendees at the community meeting suggested that public transportation for persons with disabilities was a great need, primarily because affordable housing opportunities are often not located near job opportunities and social services. Residents suggested the need for sidewalk repairs and infrastructure improvements, particularly in the older portions of McKinney.

Needs of special needs populations. Participants at the community meeting identified persons with developmental disabilities and mental health issues as having great needs within McKinney, primarily because many are living on fixed income. As seen in the resident survey, youth services and mental health services were also identified as needs within the community. Finally, community meeting attendees and stakeholders suggested that the dynamics of the city's homeless residents had changed in recent years, and many residents accessing homeless services were doing so for the first time. Stakeholders identified the need for more emergency rent and utility assistance to help residents stay in their homes.

SECTION V.
Five-year Strategic Plan



3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

3-5 Year Strategic Plan Executive Summary:

Please see the Executive Summary that is attached to the full Consolidated Plan.

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission: This is the Strategic Plan for the 2010-2014 City of McKinney's Consolidated Plan.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

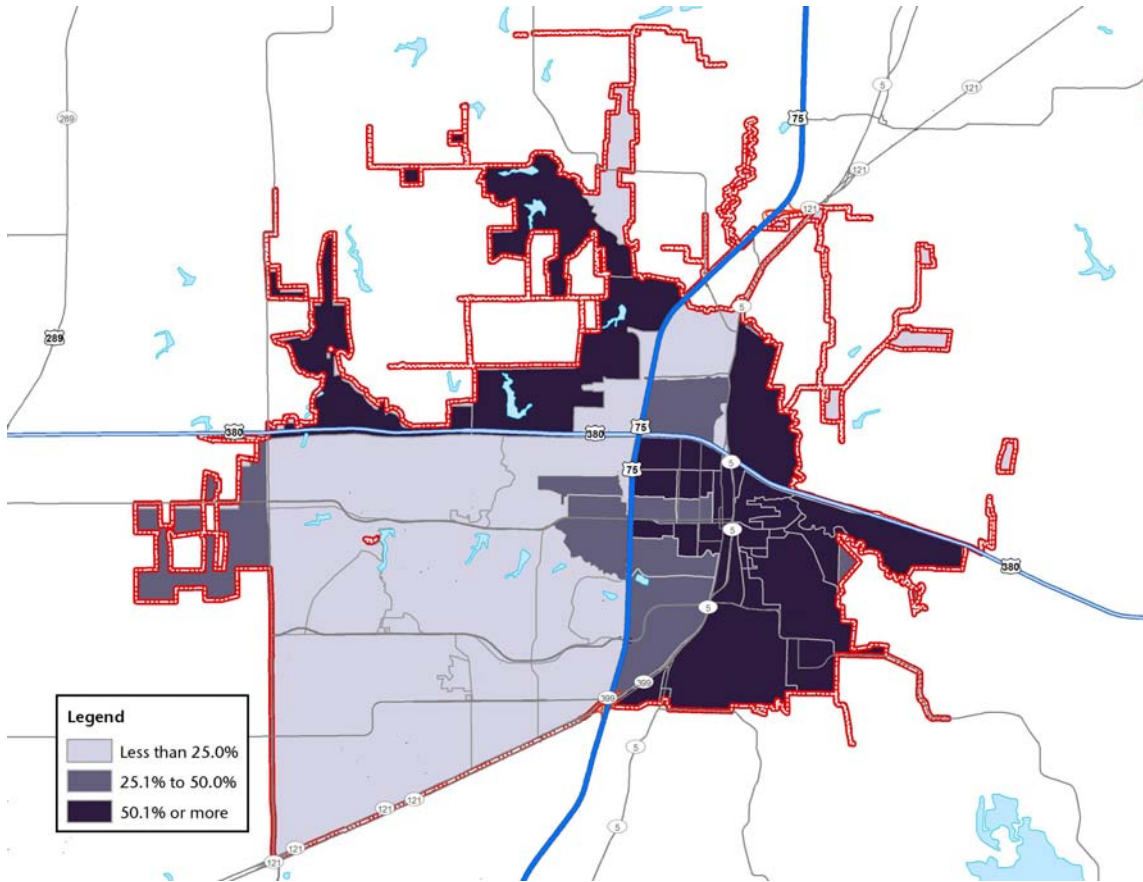
3-5 Year Strategic Plan General Questions response:

Geographic allocation. The City of McKinney estimates that, on average, during the program years covered by the Consolidated Plan 80 percent minimum of the city's CDBG funds will be used to reach those citywide who meet low to moderate income criteria. This includes public service grants awarded to agencies for assistance to special needs populations, including persons who are homeless and at-risk of homelessness; victims of domestic violence (including children); low-income seniors; low-income adults and families; at-risk youth; persons with substance

abuse, and persons with mental illness. The remaining 20 percent of the entire grant allocation will be used for CDBG administration and planning.

The city's largest program funded by CDBG is its Housing Rehabilitation Program. The program is primarily targeted to homeowners in Census Tracts 309, 308 in east McKinney, but is available citywide to all eligible low-moderate homeowners in the city. The map below shows the low- and moderate income Census Tracts in the city, including 309 and 308. The city estimates that during the 2010 program year, as much as 60 percent of CDBG funds will be allocated to the city's target areas.

Low and Moderate Income Households, City of McKinney, 2009



Source: BBC Research & Consulting and Claritas.

Prioritization. The priority needs and strategies for the City of McKinney 2010-2014 Consolidated Plan were developed based on the findings from both quantitative research (housing market analysis and demographic analysis) and qualitative research (survey, public meeting and public comment period).

During the next five-year Consolidated Plan period, the City of McKinney intends to continue to prioritize the allocation of CDBG funds to the Housing Rehabilitation Program. The Housing Rehabilitation Program assists the city's low- and moderate-income homeowners with needed repairs, largely serving the city's most racially and ethnically diverse populations east of Highway 75.

As noted in the Community Profile section of the Consolidated Plan, the city's African American and Hispanic households have much lower incomes than the city's White and Asian households, which limits their ability to make needed repairs on their homes in addition to covering mortgage payments and other household costs. According to the 2008 American Community Survey, there are more than 2,000 owners in McKinney who earn less than \$25,000 per year. If these households needed to move because their homes fell into substandard condition, they would have to live McKinney, as there are just a handful of homes in the city affordable to them.

In addition, as demonstrated by the Housing Market Analysis completed for the Consolidated Plan, owners in McKinney are equally or more likely than renters to be cost burdened across income ranges.

The city will also prioritize funding the operations of its nonprofit social service and housing organizations that provide services to the lowest income residents in the city, including persons with special needs.

Obstacles to meeting needs. The greatest obstacle to meeting needs in the City of McKinney is lack of funding. On average, during the past 5 years, the city receives an average of \$536,000 of CDBG funding, which is inadequate to meet the city's needs.

Addressing obstacles. More than ever, residents are seeking assistance for affordable home ownership. To remove barriers to affordable housing, the City of McKinney addresses shortfalls in funding by applying for HOME funds through the Texas Department of Housing and Community Affairs (TDHCA).

To increase the supply and availability of decent, affordable housing for low income households, the city continues its partnership with North Collin County Habitat for Humanity by providing acquisition funding to purchase vacant lots toward the development of affordable housing.

While the City Council is still considering the renewal of the Community Support Grant, the City Grants Office continues to work with city departments to research and apply for other funding opportunities to leverage existing resources. The Planning Department is researching opportunities to apply for EPA Brownfield funding and other departments are seeking funding in the areas of energy, crime prevention and transportation. In 2008-09, the city created a new department called *Environmental Stewardship* to develop green policies and strategies for implementation. The CDBG Office developed a partnership to work together in educating low-to-moderate income residents to educate and inform them about the city's programs and ways to conserve water and energy in their homes.

The most recent partnership of the summer home maintenance training classes for residents has provided over 50 residents, who previously never participated in department programs, with increased education in basic home ownership knowledge including, energy efficiency, water conservation, small plumbing and electric repairs.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

Lead agency and partnerships. The Community Services Department of the City of McKinney is the lead agency for development of the Consolidated Plan, as well as administration of HUD block grant funds. The Community Services Department also administers the Housing Rehabilitation Program, which is funded by the city's annual allocation of CDBG.

The city works with many local nonprofits in meeting the needs of its lowest income and special needs populations. The city provides these organizations with operating dollars through its public service allocation of CDBG dollars. Activities include, but not limited to:

- Mental Health counseling services provided for AIDS/HIV clients not eligible for other funding opportunities;
- At-risk youth receiving access to community mentoring by the Big Brothers Big Sisters of Collin County;
- Abused and neglected children receiving clinical therapy services through the Collin County Children's Advocacy Center;
- Elderly citizens receiving hot nutritious meals to continue nutritional support for the ability to stay in their homes, and
- Homeless Prevention services will be accessed through agencies, The Salvation Army – McKinney Corps, Community Lifeline Center, where each agency will assist eligible residents with emergency rental and utility assistance.

With regard to special need populations, assistance is also provided to homeless shelter residents through the agency, The Samaritan Inn.

The city's CDBG Administrator is active in the *Collin County Social Services Association*, a coalition of agencies in the area that service the needs of the community in all facets of community development and social services. The CDBG Office also works with the Homeless Coordinator at McKinney ISD to ensure that the

school is aware of agencies funded through CDBG public services. For example, this has been very beneficial to assist youth and children with basic dental care through the agency, Community Dental Services.

To meet the growing Hispanic population, the program UNIDOS successfully meets the need of this population through quarterly meetings which address items such as code enforcement, police, fire safety, community services, National Night out activities and other concerns in their prospective neighborhoods. Meeting attendance is an average of approximately 60 participants per quarter and the meeting is conducted entirely in Spanish. The program was initiated by the McKinney Police Department, with support from the Community Services staff.

The Community Services Department continues to serve as a resident informational resource for intergovernmental assistance, organizations or other concerns. Staff provides technical assistance and professional experience to non-profit agencies and seeks opportunities to improve service to low to moderate income citizens. The department works closely with Code Enforcement on issues or resolutions that may have an impact to the CDBG Housing Rehabilitation Program, Affordable Housing activities or resident concerns through the Neighborhood Services Office. The department is located in the heart of the low-to-moderate population it serves, as it is conveniently located along C-CART bus routes, with easy walking or driving distance to all P.R.I.D.E. Neighborhood communities. In addition, the department is within close proximity to other city departments.

Consolidated Plan development. The City of McKinney retained BBC Research & Consulting (BBC) to assist in the development of its 2010-2014 Consolidated Plan. In addition to conducting an analysis of socioeconomic and housing market conditions in the city, BBC and the city held a community meeting to get input about the greatest housing and community development needs in the city; conducted interviews with key stakeholders including the public housing authority, homeless coalition, City of McKinney planning and community services staff, and others.

An online and hard copy survey was available to residents and stakeholders during development of the Consolidated Plan. The survey asked residents to prioritize among the various eligible activities to help the city determine its CDBG funding prioritization and funding allocation. Finally, a public comment period was held during which the Draft Consolidated Plan was made available to residents and stakeholders for 30 days. Comments could be submitted by email, regular mail and in person at the public hearing scheduled for August 2.

Consultation. The following chart shows the groups that participated in the Consolidated Plan process (please note that all were invited to participate):

Consultation			
24CFR	Requirement	Yes	No
91.100(a)(1)	Housing Services	<input type="checkbox"/>	<input type="checkbox"/>
	Social Services	<input type="checkbox"/>	<input type="checkbox"/>
	Fair Housing Services	<input type="checkbox"/>	<input type="checkbox"/>
	Health Services	<input type="checkbox"/>	<input type="checkbox"/>
	Homeless Services	<input type="checkbox"/>	<input type="checkbox"/>
91.100(a)(2)*	Chronically Homeless	<input type="checkbox"/>	<input type="checkbox"/>
91.100(a)(3)**	Lead-based Paint	<input type="checkbox"/>	<input type="checkbox"/>
91.100(a)(4)***	Adjacent Government	<input type="checkbox"/>	<input type="checkbox"/>
	State (Non-housing)	<input type="checkbox"/>	<input type="checkbox"/>
	County (Metro. City)	<input type="checkbox"/>	<input type="checkbox"/>
91.100(a)(5)	Metro. Planning Agencies	<input type="checkbox"/>	<input type="checkbox"/>
91.100(b)	HOPWA	<input type="checkbox"/>	<input type="checkbox"/>
91.100(c)	PHA Plan	<input type="checkbox"/>	<input type="checkbox"/>

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

Summary of citizen participation process. The public and stakeholders had the opportunity to provide input into the City of McKinney’s Five-year Consolidated Plan process through:

- An **online survey** that was available in late June through mid-July. The survey asked respondents to prioritize the severity of housing and community development needs in their neighborhoods and for the city overall. The survey was also routed via email to public agencies and nonprofits and distributed at the community meeting.
- An open **community meeting** held on July 8 with stakeholders and members of the public.
- Organizations that have historically received CDBG from the city were invited to participate in a **stakeholder focus group**.

- Interviews with **stakeholders** including the public housing authority, city planning and housing staff and representatives of nonprofits that assist low income individuals.
- A 30-day **public comment period** and **public hearing**. The Draft Consolidated Plan and 2010 Action Plan were available for public review and comment between July 2 and August 2, 2010. A public hearing was held on August 2, 2010 to collect verbal comments from stakeholders and the public about the Draft Consolidated Plan and Action Plans.

The Draft Consolidated Plan and FY10 Action Plan was available for review from July 2 to August 2, 2010. During the public comment period, a draft of both the Consolidated Plan and 2010 Action Plan were made available for public viewing and comment on the city's website, at the information desk at McKinney City Hall and at the Community Services Department.

The city implemented an extensive process to encourage input during the completion of the 2010-2014 Consolidated Plan and 2010 Action Plan. The following list summarizes the media and community outlets used to solicit resident involvement during completion of this Consolidated Plan and 2010 Action Plan:

- Legal notice in local newspapers;
- McKinney E-newsletter weekly between June 18 and July 8;
- E-newsletter to P.R.I.D.E. area leaders;
- The Town Center, an online newsletter, which reaches 200 to 350 residents;
- Collin County Homeless Coalition, Collin County Social Services Association (CCSSA); McKinney Housing Authority Resident Association and board; Collin County Aging and Disability Association; Children First! Coalition; and Volunteer McKinney Center all distributed meeting flyers and paper surveys to their membership base;
- City of McKinney's Official Facebook page, which has 6,000 subscribers;
- City of McKinney website;
- Email distribution through a Community Services Department E-blast;
- Presentations by the CDBG Administrator to the Children First! Coalition, Collin County Aging and Disability Association and P.R.I.D.E.; and,
- Letters and surveys were sent to all past recipients of CDBG funded activities (see Appendix B).

In addition to the 30-day comment period, citizens received a final opportunity for public comment on August 2, 2010 before the City Council's adoption of the Plan, where consideration of all comments received in writing or orally, would be taken into consideration. P.R.I.D.E. (Promoting Resident Involvement Development and Enthusiasm) groups were encouraged to participate, as staff updated residents of participation opportunities at neighborhood meetings and email distribution. Staff also developed relationships with local providers of disability and aging services to engage input and participation.

Summary of citizen views on the plan. The following synthesizes the needs identified during the public input process conducted as part of the city's Consolidated Plan update process. Much of the input presented in this section was derived from the resident survey, community meeting and stakeholder interviews.

Housing needs. The resident survey pointed to the need for home rehabilitation, particularly with regards to making energy efficiency improvements. Survey respondents, community meeting attendees and stakeholders identified a need for more affordable rental properties in McKinney. This is even more pronounced among the city's special needs populations.

Community development needs. Attendees at the community meeting suggested that public transportation for persons with disabilities was a great need, primarily because affordable housing opportunities are often not located near job opportunities and social services. Residents suggested the need for sidewalk repairs and infrastructure improvements, particularly in the older portions of McKinney.

Needs of special needs populations. Participants at the community meeting identified persons with developmental disabilities and mental health issues as having great needs within McKinney, primarily because many are living on fixed income. As seen in the resident survey, youth services and mental health services were also identified as needs within the community. Finally, community meeting attendees and stakeholders suggested that the dynamics of the city's homeless residents had changed in recent years, and many residents accessing homeless services were doing so for the first time. Stakeholders identified the need for more emergency rent and utility assistance to help residents stay in their homes.

Efforts to broaden public participation in the process. As you can see from the description above, the city conducted an extensive outreach effort to broaden public participation during completion of the Consolidated Plan. The City of McKinney is fortunate to have many dedicated residents and stakeholders who assisted in advertising the Consolidated Plan citizen participation opportunities. During the weeks before the first community meeting, a flyer announcing the meeting was personally distributed to households in the city's target and low-income neighborhoods, including P.R.I.D.E. areas. In addition, hard and electronic copies of the flyer announcing the meeting were distributed to area nonprofits, who were asked to attend and inform their clients of the meeting.

Citizen comments not accepted. None.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

Institutional structure. The city's largest program funded with CDBG is its Home Rehabilitation Program. This program is administered by City of McKinney Community Services staff. The program offers low-interest grants and/or loans to lower-income homeowners. The citywide rehabilitation program also offers emergency repair grants and small repair grants to eligible low to moderate income households. On average, the city assists 20 low- to moderate-income households with home and emergency repairs each year.

The Community Services Department is also the primary organization through which the city initiates fair housing related activities, including fair housing education classes and assisting persons with fair housing complaints.

The Community Services Department partners with other city agencies and nonprofit and private to carry out the goals and objectives of the CDBG grant. Within the city, for example, the McKinney Fire Department assesses homes of seniors for free installation of smoke and carbon monoxide detectors. The Living Assisted Program, *Senior Select* brings geriatric care assistance for residents in need. Some referrals have also included registering senior homeowners for the Meals on Wheels program.

The city's UNIDOS program is the 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. This program, promoted through the Community Services Department, hopes to serve as another resource to provide information and support.

Through the Neighborhood Services Office (NSO), the city also provides education to low to moderate income residents with regard to requests for right-of-way entry or easement release requests from the Engineering department, to gain access and to provide residents with public input through community meetings.

In efforts to expand the city's commitment to more green environmental efforts, the NRO conducts neighborhood cleanup projects, including the coordination of the city's annual city-wide spring clean up, in partnership with the Planning Department's Arbor Day efforts. The CDBG Office has already developed a partnership with the

city's new Environmental Stewardship department to further outreach opportunities, with emphasis on water conservation and energy efficiency.

Partnerships outside of the city include the following:

Various social service providers who receive public services dollars to help address the needs of the city's lowest income and special needs residents.

Assisted living centers in the area to expand on the city's new partnership with Region 3 of the Texas Department of Aging and Disabilities.

Lowe's Home Improvement stores and the city's Environmental Stewardship Department are working together to enhance the CDBG program's education outreach activities. Topics will include home maintenance care, consumer budgeting, fair housing and lead based paint education.

The city regularly participates in the Collin County Homeless Coalition, which unites Collin County cities, nonprofit agencies and interested persons together to address chronic homeless issues. The Coalition coordinates the Collin County Homeless Count with support from each city's Police Department annually in January and the group also provides support to agencies that apply for Continuum of Care funding.

The city also allocates CDBG funds for housing-related activities to further affordable housing efforts by providing funding for lot acquisition to Habitat for Humanity of North Collin County, for the development of single family homes.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

The purpose of monitoring activities funded by HUD and the City of McKinney are to insure that each funded activity is successfully carried out, and to ensure compliance with all applicable regulations and performance measurement requirements. Areas addressed include the Public Services monitoring aspect and the Housing Rehabilitation monitoring aspect.

Where the activity is to be performed by a subrecipient, a contract between the subrecipient and the city is approved by the City Council. The contract will specify what will be done with the money allocated, and the rules and regulations that apply. CDBG staff will continue to meet with the subrecipients in September, prior to the start of the grant year at an annual contract and policy meeting. The purpose is provide initial technical assistance to explain the record keeping requirement, performance measurement expectations, reimbursement procedures and other updated HUD or city requirements. Mandatory attendance will be required before receiving contacts at the end of the meeting.

The monitoring process in the City of McKinney will consist of seven steps:

1. Notification to sub recipient of scheduled monitoring visit.
2. Entrance conference with subrecipient staff, to explain what will be done during the visit.
3. Review of documents justifying expenditures and work completed or in progress, to determine the quality of the work and whether or not it complies with regulations and codes.
4. Where appropriate, review of income qualification documents.
5. Exit conference to report tentative conclusions and findings to the subrecipient staff.
6. Written follow-up detailing any problems found and asking for a response explaining how the problems will be corrected.
7. Additional follow-up visit to see that problems have been corrected, when necessary.

Subrecipients. In most cases, monitoring visits will be conducted when work is complete, but in some cases, particularly with new subrecipients, more frequent monitoring visits will be conducted. Prior to the start of the program year, the CDBG office sponsors a mandatory Program and Contract Meeting with all agencies to review reimbursement and program procedures, reporting requirements, regulations and the monitoring process. Contracts are issued after the meeting. The CDBG Office regularly communicates with sub recipients throughout the program year, using various communication tools, including technical assistance meetings to ensure program staff understand and follow requirements, to help eliminate major issues at monitoring time. Staff reviews housing and sub recipient procedures annually and has revises reporting forms to capture more detailed information to include major accomplishments, beneficiary information and provide easier viewing to determine performance.

Grant Administration. The CDBG Administrator will draw down CDBG funds in IDIS on a quarterly basis. Staff works closely with the Grants Administrator in the Finance department, to meet drawdown, audit and timelessness goals. The CDBG Office tracks expenditures and monitors on a weekly and monthly basis through IDIS reports, internal grant summary reports, and the city's financial system for the general ledger. Each quarter, the city submits its required SF-272 reports to the HUD Financial Analyst to meet compliance. In addition, staff regularly attends HUD sponsored trainings to learn more about processes, consults HUD staff as needed.

Housing Rehabilitation Program. The city will continue to incorporate physical on-site monitoring of all projects, complete and/or underway, as a part of its monitoring strategy. As work progresses, regular on-site inspections are made by Housing Rehabilitation staff to verify compliance with the contract work schedule and compliance with the general specifications. All other required inspections are conducted by the city's Building Inspection Department and other sources as it relates to each individual project.

With regard to Lead-Based Paint (LBP) monitoring, if LBP work was a part of the contract, the work must pass a final-lead paint clearance. If the work fails inspection, the contractor will be required to continue to "clean" the property until it passes the clearance inspection. Work documentation will include all necessary items to bring the structure up to code; items recommended necessary to preserve the property's structural integrity, and quality of living conditions and other items to

the best workmanship and quality, eligible under the city's written rehabilitations standards and HUD guidelines. As guidelines change, policies are updated accordingly.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

As mentioned above, high priority activities for the 2010-2014 Consolidated Plan planning period include the Home Rehabilitation Program and Public Services Funding. These priorities were based on the both quantitative analysis (community profile, housing market analysis and special needs housing resources) and qualitative analysis (public and stakeholder input). The city's African American and Hispanic households have much lower incomes than the city's White and Asian households, which limits their ability to make needed repairs on their homes in addition to covering mortgage payments and other household costs. According to the 2008 American Community Survey, there are more than 2,000 owners in McKinney who earn less than \$25,000 per year. If these households needed to move because their homes fell into substandard condition, they would have to live McKinney, as there are just a handful of homes in the city affordable to them. In addition, as demonstrated by the Housing Market Analysis completed for the Consolidated Plan, owners in McKinney are equally or more likely than renters to be cost burdened across income ranges.

Existing obstacles to meet the priorities needs are discussed on page 3 of this Strategic Plan.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

3-5 Year Strategic Plan Lead-based Paint response:

Units at risk of lead-based paint. An examination of the city's housing stock conducted as part of the housing market analysis concluded that as many as 4,005 McKinney housing units (9 percent) may contain lead paint.

Housing Units at Risk of Lead-based Paint, City of McKinney, 2007

Source:

"Technical Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing" – HUD and U.S. Census Bureau.

Year Housing Was Built	Number of Housing Units	Estimated Percentage At Risk	Estimated Number of Units at Risk
1939 and earlier	807	90%	726
1940 to 1960	1,848	80%	1,478
1960 to 1979	<u>2,904</u>	62%	<u>1,800</u>
Total	5,559		4,005

Actions to reduce hazards. Lead-based paint hazard identification and reduction strategies include education, outreach and compliance with 24 CFR Part 35 regulations. City staff attends ongoing training for the Housing Rehabilitation program. The CDBG Housing Rehabilitation Specialist is a certified lead risk assessor and continues to increase knowledge through annual and quarterly training activities and re-certification classes, as needed. The Specialist continues to keep the office comprised of new requirements and the need to update or incorporate new means to reduce hazards.

All homes built prior to 1978 are tested for lead-based paint with the homeowner's permission. Lead-based paint hazards are also addressed through the Housing Rehabilitation program. As homes are evaluated for the program, they are tested for lead paint and when necessary, such hazards are mitigated. Actions taken to reduce lead-based paint will be conducted in accordance with HUD's lead-based paint regulations.

On average, annually, the city anticipates that it will reduce lead-based paint risks a minimum of four (4) single family homes rehabilitated under the city's Housing Rehabilitation program. Lead based paint briefings will increase in the rotation of community meetings through the Neighborhood Services office to further educate citizen. The city will continue to expand outreach to make lead hazard information available to the public to locations that may include homeowner education classes, literature at the city's water department, Legal Aid and the WIC program offices. The city's Housing Rehabilitation Specialist keeps abreast of the most current regulations and issues relative to lead-based paint assessments and attends trainings to enhance required credentials.

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).

2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

Projected housing needs.

Extremely low income renters. Analysis completed for the Consolidated Plan found that only 350 renters in McKinney earn less than \$15,000 and cannot find rental units they can afford. If the city grows at 9.0 percent on average during the next 5 years (the average rate as experienced in the past 10), extremely low income renters experience the same growth as the city overall, this need will increase to 539 renters in 2015.

Very Low income renters. 786 renters in McKinney earn between \$15,000 and \$25,000 and cannot find rental units they can afford. If the city grows at 9.0 percent on average during the next 5 years (the average rate as experienced in the past 10), extremely low income renters experience the same growth as the city overall, this need will increase to 1,209 renters in 2015.

Low income renters. No current need; no future need anticipated.

Moderate income renters. No current need; no future need anticipated.

Extremely low income owners. CHAS data report that 396 owners earning 30 percent of MFI and less had some type of housing problem as of 2000. By 2015, this could increase to 1,442.

Very low income owners. The need will increase to 1,263 owners, from 347 currently, given the same assumptions listed above.

Low income owners. The need will increase to 2,459 owners, from 675 currently, given the same assumptions listed above.

Moderate income owners. The need will increase to 655 owners, from 180 currently, given the same assumptions listed above.

Frail elderly persons. CHAS data suggest that in 2000, 180 frail elderly individuals have some type of housing need, including cost burden. This population will grow more rapidly than the population overall in the city in the future. If this population grows at 150 percent of the overall rate of growth, by 2015, the need could increase to 1,203.

Persons with disabilities. Based on CHAS data, there are 807 persons with some type of disability or mobility limitation who have housing problems. This could increase to 2,939 by 2015.

Disproportionate need. Disproportionate need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole. HUD uses a needs table (“CHAS data”) that reports housing needs by tenure, income and racial/ethnic category to determine disproportionate need. Using this table, we compared housing needs by race and ethnicity and mobility limitation to determine disproportionate need. Through this comparison, we found that disproportionate need exists for the following categories:

- Hispanic and disabled renters have a much higher likelihood of having housing problems: About 50 percent of these households have some type of housing problem, including affordability, compared with 38 percent for all households.
- Hispanic, and, to a lesser extent, African American and disabled owners have a higher likelihood of housing problems (47 percent for Hispanics, 29 percent for African Americans and 34 percent for persons with disabilities compared to 26 percent overall).

According to the most recent American Community Survey (ACS, 2008) less than 1 percent of non-Hispanic households report living in overcrowded conditions, compared with 18 percent of Hispanic households.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

As mentioned above, high priority activities for the 2010-2014 Consolidated Plan planning period include the Home Rehabilitation Program and Public Services Funding. These priorities were based on the both quantitative analysis (community profile, housing market analysis and special needs housing resources) and qualitative analysis (public and stakeholder input). The city’s African American and Hispanic households have much lower incomes than the city’s White and Asian households, which limits their ability to make needed repairs on their homes in addition to covering mortgage payments and other household costs. According to the 2008 American Community Survey, there are more than 2,000 owners in McKinney who earn less than \$25,000 per year. If these households needed to move because their

homes fell into substandard condition, they would have to live McKinney, as there are just a handful of homes in the city affordable to them. In addition, as demonstrated by the Housing Market Analysis completed for the Consolidated Plan, owners in McKinney are equally or more likely than renters to be cost burdened across income ranges.

Existing obstacles to meet the priorities needs are discussed on page 3 of this Strategic Plan.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

Please see Section III of the Consolidated Plan for an analysis of McKinney's housing market and housing available to assist special needs populations. As presented in the Housing Market Analysis, the City of McKinney has grown so rapidly recently that much of its housing stock is very new. There are parts of the city, however, with very old housing stock in substandard condition; many these units are occupied by very low income owners who cannot afford to make needed repairs. Since the city's rental gap is smaller than the number of owners earning less than \$25,000 per year (2,110 low income owners v. rental gap of 1,143 units) and the city's public housing authority exists to assist the city's lowest income renters, the city has chosen to prioritize its CDBG funds to assist low income owners with rehabilitation and emergency assistance, as the resources to help them are very limited in the private market.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

DECENT HOUSING:

Strategy 1. Improve the condition of housing occupied by the city's lowest income homeowners and preserve affordable housing stock.

- **Objective DH 1.1 (Availability/Accessibility).** Continue to rehabilitate the housing stock through the city's Rehabilitation Program as a citywide program, with an emphasis on the older and historic neighborhoods east of McDonald Street.
 - Performance measure: Rehabilitate 80-100 units during the five-year period.
 - 2010 PY outcome: Rehabilitate 16-20 units in the 2010 program year.
 - CDBG, \$349,081
- **Objective DH 1.1 (Availability/Accessibility).** Support programs that develop and preserve affordable housing. Continue to implement the city's Land Disposition Policy, which allows for development of affordable housing by nonprofits and affordable housing builders.
 - Performance measure: Assist 200 homebuyers.
 - 2010 PY outcome: Assist 40 homebuyers during the 2010 program year.
 - CDBG, \$35,000 for lot acquisition

Strategy 4. Increase homeownership opportunities for low- and moderate-income households.

- **Objective DH 2.1 (Affordability).** Assist in decent housing with improved/new affordable for first-time homebuyers with the city's Downpayment Assistance Program. Continue to pursue HOME funds through the Texas Department of Housing and Community Affairs (TDHCA) to fund this program.
 - Performance measure: Assist 90 homebuyers in a five-year period.
 - 2010 PY outcome: Assist 30 homebuyers in the 20 program year, or 40 over the two-year grant cycle.
 - HOME, estimated at \$312,000 over a two-year period

- **Objective DH 2.2 (Affordability).** Provide or support housing education for low and moderate income homeowners.
 - Performance measure: Assist 90 homebuyers in a five-year period.
 - 2010 PY outcome: Assist 30 homebuyers in the 20 program year, or 40 over the two-year grant cycle.
 - HOME funds are used, as homebuyer education is required for participation in the Downpayment Assistance Program.
- **Objective DH 2.3 (Affordability).** Continue the Affordable Housing Builder's Incentive Program, allowing waivers of fees and other concessions for affordable housing builders, as determined by policy.
 - Performance measure: Administer on an as-need basis.
 - 2010 PY outcome: Administer on an as-need basis.

Resources. In addition to CDBG, the city expects the following resources to be available to supplement the activities described above and go further in addressing housing and community development needs:

- Community Support Grant, which is awarded annually by McKinney's City Council to help assist agencies that serve special needs and low-income populations with social service needs. In 2010, \$125,000 is anticipated to be available for agency support.
- McKinney was recently awarded a \$1 million energy grant from the Department of Energy for new energy green initiatives.
- The city's Planning Department received a brownfields assessment grant of \$400,000 from the Environmental Protection Agency to support community outreach and involvement activities and develop an inventory of brownfields sites, which impact more than 60 percent of the low- and moderate income households served by CDBG funds.
- The Community Services Department under CDBG received an ARRA grant of \$138,605 in CDBG-R funds to benefit low to mod income households with repairs under the housing rehabilitation program. A minimum of seven homes will receive assistance under this funding. Two home repairs have been completed to date and staff anticipates the remaining funds to be expended by December 2010.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects

located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

The McKinney Housing Authority (MHA) is an independently run entity and applies for and receives funding separate from the City of McKinney. The MHA owns and operates public housing units in McKinney and administers the city's Section 8 Housing Choice Voucher program. The housing authority funds will be used to assist the city's lowest income households with rental assistance.

Section 8 Housing Choice Voucher program. The McKinney Housing Authority administers 345 Section 8 vouchers. Voucher holders in McKinney primarily live in the city's most affordable areas, along Highway 5 and Highway 75. There are notably few voucher holders in the far west section of the city.

Housing authority units. The McKinney Housing Authority (MHA) maintains all public housing units and this entity is separate from the City of McKinney.

The MHA manages 203 public housing units located in four developments: Merritt Homes, Lloyd Owens Place, Cockrell Homes, and Newsome Homes. All public housing developments are located east of Highway 75, primarily east of Highway 5.

The housing authority's accessibility requirements in the most recent Section 504 needs assessment reflects at the current time, 11- PH units accessible for persons with disabilities. This has been adequate to meet the demand. In the future, the housing authority plans to convert units to be accessible as needed.

Contacts from the McKinney Housing Authority indicated that units are in good condition, but most need general maintenance improvements; units range from 39 to 54 years old.

Wait lists for the housing provided by the Housing Authority are long: here were 442 families on the waiting list, with 88.91 percent extremely low income (earning less than 30 percent of MFI). For Section 8 tenant-based assistance, the wait list has a total of 379 families, with 79 percent families at extremely low income.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.

2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

The McKinney Public Housing Authority's mission is to be results-oriented and citizen-centered as it strives to serve the needs of low income families and to increase the availability of decent, safe and affordable housing in its communities; ensure equal opportunity in housing; promote self-sufficiency and asset development of families and individuals; and, improve community quality of life and economic viability.

The McKinney PHA's short-term strategy is to be opportunistic in finding funding to make improvements to its current public housing units. The PHA recently receive nearly \$344,000 in ARRA funds, which were used to modernize two of its properties. Modernization modifications included, but are not limited to, new windows, doors, screens and erosion control. The PHA's long-term strategy includes the development of new public housing units.

The city's Affordable Housing Office has traditionally worked with the Housing Authority to encourage residents toward homeownership. The CDBG office works in partnership to include additional education in fair housing, consumer budgeting, and other areas of interest with MHA Resident Council Coordinators. The city has also awarded CDBG public service funds to the local YMCA branch to benefit children of McKinney Housing Authority to attend the Y's summer day camp program, beginning Summer 2010. The city plans that these partnerships continue during the current program year and through the Five-year Consolidated Plan period.

The McKinney Public Housing Authority is currently designated as troubled. However, the PHA anticipates losing this designation soon.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

As part of the Consolidated Plan, the city is in the process of updating its Analysis of Impediment to Fair Housing Choice (AI), which will examine barriers to the creation of affordable housing in McKinney. A similar study was conducted in 2003. The primary barriers to the creation of affordable housing identified in this study included: 1) Lack of (resident) awareness about fair housing/reporting violations; 2) Condition of housing in east McKinney; 3) Concentration of affordable housing in the eastern and central portions of the city 4) Concentration of the city's minority populations; and 5) Concern predatory lending, lack of access to credit and steering activities.

Citizen comments regarding the development of the city's last Consolidated Plan, suggested little support for new affordable multi-family housing. This may be caused by the Not in My Backyard (NIMBY) presumption that affordable housing will negatively impact their neighborhoods and is therefore undesirable.

The City of McKinney has several programs to address barriers to affordable housing:

During the current program year, the city will continue the Affordable Housing Builders Incentive program, which includes reimbursement of building permit fees, application fees in the Historic District, and engineering inspection fees. The city's Land Disposition Policy is also a strong effort to eliminate barriers to affordable housing and promote such housing for very low- to-moderate income families.

The city's Affordable Housing Office also provides assistance to renters by providing a first-time homebuyers program to aid in purchasing homes and preserving available, yet limited affordable housing stock. An estimated thirty-two (32) new homeowners will be added within the program year.

The city's Affordable Housing Office continues to educate prospective applicants with other barriers to affordable housing as they learn about effective budgeting, predatory lending, and other consumer credit education. Outreach is also provided through the Housing Partners Program including Realtors, the McKinney Housing Authority, Home Insurance Agents, and the Consumer Credit Counseling Service of North Texas.

An ongoing tax incentive program in the city's Planning Department benefits the Historic Neighborhood Improvement Zone (HNIZ), for the purpose of preserving the city's unique and historic neighborhoods, while promoting rehabilitation of affordable housing. Homes that qualify under the interior or exterior improvement guidelines may be eligible for 30-50 percent tax exemptions up to fifteen years, based upon specific historic designations and residential improvement expenditures. Working with the City Historic Preservation Officer, low-to-moderate income Historic district residents who qualify under the Housing Rehabilitation program may be eligible for this program if HNIZ requirements are met.

In addition, the city continues to provide educational seminars and reading material on the Fair Housing Act and housing programs in McKinney. Subrecipients have also conducted surveys among their staff to determine fair housing knowledge among their clients and they will assist the city in expanding efforts.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs — The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

The city participations in the annual regional homeless count. Outside of the Samaritan Inn (the city's homeless shelter), just a handful of individuals are identified as homeless through the street count. The largest contribution the city makes to addressing the needs of the homeless is through the Samaritan Inn, the county's only homeless shelter, located in McKinney. The Samaritan Inn estimates that of its 120 beds, an average of 30 beds are occupied by McKinney residents. The Samaritan Inn reports that 50 to 60 families are turned away monthly due to full occupancy. Many of those families will continue to reside in their cars or hotels.

The gaps analysis conducted for the housing market section of this Consolidated Plan found that there are 350 renter households in the city earning less than \$15,000 per year who cannot find affordable rental units. These households are most at risk of becoming homeless in McKinney, as their housing options are resources are extremely limited.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

The City of McKinney places a high priority on helping its residents who are experiencing homelessness, especially chronic homelessness. The number of chronic homeless in McKinney is believed to be very small (an handful of residents). The McKinney addresses the needs of this and its non-chronic homeless population through the provision of the county's only homeless shelter and by supporting shelter operations with CDBG.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

The Samaritan Inn, located in McKinney, provides individuals and families transitional and emergency housing and supportive services. Services include teaching self-sufficiency and life skills to assist the needs of people, during, and after a homeless situation. The Samaritan Inn is the only homeless facility in Collin County, which makes it important not only for McKinney residents, but also for residents within the entire county. The Samaritan Inn estimates that of its 120 beds, an average of 30 beds are occupied by McKinney residents. The Samaritan Inn reports that 50 to 60 families are turned away monthly due to full occupancy. Many of those families will continue to reside in their cars or hotels.

Homeless Strategic Plan (91.215 (c))

1. **Homelessness**— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

2. **Chronic homelessness**—Describe the jurisdiction’s strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. **Homelessness Prevention**—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. **Institutional Structure**—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. **Discharge Coordination Policy**—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

The city does not receive special funding to address homelessness; however, the city annually allocates CDBG funds to activities that assist persons who are homeless (e.g. operations dollars for the city’s shelter).

The City of McKinney actively supports homeless prevention, especially during this time for foreclosures, where hundreds of homeowners in number records as in the previous year, according to Collin County records. The Community Services Department also provides referrals for those in need through partnerships with the Consumer Services of North Texas and Legal Aid of North Texas.

In addressing the needs of the homeless, CDBG funding will be provided to the Samaritan Inn, the only shelter in Collin County. This funding will be used toward the salary of the case manager, who provides counseling to shelter residents and assistance with job placement, mental health counseling and other needs. The agency estimates that 48 shelter residents will be assisted through this funding. The city also anticipates leveraging its CDBG funding with the Community Support Grant to other organizations assisting McKinney persons who are homeless or at-risk of homelessness.

For McKinney residents who are at-risk of homelessness, The Salvation Army, McKinney Corps and Community Lifeline Center will provide short-term mortgage or rent and utility assistance for up to three months for eligible low-to-moderate income

households. For special needs, other homeless prevention programs including LifePath Systems will assist persons with emergency rental and utility assistance for households and those patients with mental retardation or mental health issues, respectively.

Finally, the city also provides participation in the Collin County Continuum of Care, which conducts a Continuum of Care's Provider Annual Survey each October, evaluating services, new needs and trends, which may affect the homeless. It also conducts inventory to determine gaps within the Continuum of Care Homeless System. Organizations and city representatives also meet through The Collin County Homeless Coalition, to address trends and prevention strategies. The Coalition also coordinates a county-wide homeless population count that includes on-street, building and shelter counts.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response: N/A

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

SUSTAINABLE LIVING ENVIRONMENT:

Strategy 2. Support organizations that assist the city’s special needs populations.

- **Objective SL 2.1 (Availability/Accessibility).** Support public services throughout the city benefitting low and moderate income persons, including, but not limited to, aging and disability activities; youth services; education programs; health care services; child care; employment training and outreach; mental health and substance abuse; and child advocacy.
 - ***Performance measure:*** Provide grants to assist special needs residents with health care services, counseling and employment services, meals provision, transportation for youth to afterschool activities, youth tutoring, youth summer activities, child care, child advocacy services, mental health counseling, subsistence payments, over a five year period.
 - ***2010 PY outcome:*** Provide grants to assist special needs residents with health care services, counseling and employment services, meals provision, transportation for youth to afterschool activities, youth tutoring, youth summer activities, child care, child advocacy services, mental health counseling, subsistence payments during the 2010 program year.
 - CDBG, estimated at \$89,500 (see table that follows the strategies for a funding by organization and activity)
- **Objective SL 2.2 (Availability/Accessibility).** Continue to support areas and populations that receive the most impact of CDBG, including the Promoting Resident Involvement, Development and Enthusiasm (P.R.I.D.E) neighborhood empowerment program.
 - ***Performance measure:*** Continued administration of P.R.I.D.E.
 - ***2010 PY outcome:*** Continued administration of P.R.I.D.E.

Strategy 3. Provide supportive services for residents who encounter homelessness or have a need of homeless prevention services.

- **Objective SL 3.1 (Availability/Accessibility).** Continue involvement in the Collin County Continuum of Care, under the Collin County Homeless Coalition, assisting non-profit agencies with applications for funding.
 - ***Performance measure:*** Attendance at monthly meetings.
 - ***2010 PY outcome:*** Attendance at monthly meetings.
- **Objective SL 3.2 (Availability/Accessibility).** Serve on the subcommittee with the cities of Allen, Frisco and Plano, to review policies and provide support for the annual Homeless Count.

- ▶ **Performance measure:** Participation in the subcommittee and attendance at quarterly meetings
- ▶ **2010 PY outcome:** Participation in the subcommittee and attendance at quarterly meetings
- **Objective SL 3.3 (Availability/Accessibility).** Provide supportive services funds for shelter residents.
 - ▶ **Performance measure:** Provide grants to assist homeless residents with individual and group counseling and employment services over a 5 year period.
 - ▶ **2010 PY outcome:** Provide grants to assist homeless residents with individual and group counseling and employment services during the 2010 program year.
 - CDBG, estimated at \$7,500
- **Objective SL 3.4 (Availability/Accessibility).** Continue funding programs that provide short-term rental, mortgage and utility assistance
 - ▶ **Performance measure:** Provide grants to assist persons at risk of homelessness with short-term rental, mortgage and assistance over a 5 year period.
 - ▶ **2010 PY outcome:** Provide grants to assist persons at risk of homelessness with short-term rental, mortgage and assistance over a 5 year period during the 2010 program year.
 - CDBG, estimated at \$12,000

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

The 2008 ACS estimates that 8 percent of the city's residents, or about 10,000 people, lived in poverty in McKinney. The city supports the following actions to reduce the number of persons below the poverty level:

- Coordinating local resources to increase the formal and informal educational level of low-income persons to improve their ability to earn better wages by bringing together representatives from the private and public sector, educational institutions and economic groups.
- Promoting existing programs that provide a variety of community education programs including preparation for the General Equivalency Diploma (GED) through the local public school system, community colleges and adult community education resources.
- Improving the linkage between job training programs and local job creation efforts to attract jobs that pay above minimum wage and provide people the ability to service a home mortgage or afford rental housing payments.
- Promoting information on daycare services for children to allow parent(s) educational opportunities.
- Providing counseling and classes on budgeting and money management.
- Promoting transportation linkage between housing, jobs and educational or training facilities.
- Promoting information on classes and training to allow families to become more self-sufficient.

The city's Community Services Department will continue to establish partnerships that meet the strategy goals in the Consolidated Plan. Other partnerships with the P.R.I.D.E. Area Leaders and Residents, the McKinney Housing Resident Association, the Consumer Credit Counseling Center in McKinney and the Collin County Social Services Association, among others, have been successful in providing referral resources and educational classes to assist low income citizens. The city will expand its partnerships with the Chamber of McKinney and new minority chambers, Collin County Hispanic Chamber of Commerce and the Collin County Black Chamber of Commerce to assist in linkage between housing, jobs, and education.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response: N/A

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

SUSTAINABLE LIVING ENVIRONMENT:

Strategy 2. Support organizations that assist the city’s special needs populations.

- **Objective SL 2.1 (Availability/Accessibility).** Support public services throughout the city benefitting low and moderate income persons, including, but not limited to, aging and disability activities; youth services; education programs; health care services; child care; employment training and outreach; mental health and substance abuse; and child advocacy.
 - ***Performance measure:*** Provide grants to assist special needs residents with health care services, counseling and employment services, meals provision, transportation for youth to afterschool activities, youth tutoring, youth summer activities, child care, child advocacy services, mental health counseling, subsistence payments, over a five year period.
 - ***2010 PY outcome:*** Provide grants to assist special needs residents with health care services, counseling and employment services, meals provision, transportation for youth to afterschool activities, youth tutoring, youth summer activities, child care, child advocacy services, mental health counseling, subsistence payments during the 2010 program year.
 - CDBG, estimated at \$89,500 (see table that follows the strategies for a funding by organization and activity)
- **Objective SL 2.2 (Availability/Accessibility).** Continue to support areas and populations that receive the most impact of CDBG, including the Promoting Resident Involvement, Development and Enthusiasm (P.R.I.D.E) neighborhood empowerment program.
 - ***Performance measure:*** Continued administration of P.R.I.D.E.
 - ***2010 PY outcome:*** Continued administration of P.R.I.D.E.

Strategy 3. Provide supportive services for residents who encounter homelessness or have a need of homeless prevention services.

- **Objective SL 3.1 (Availability/Accessibility).** Continue involvement in the Collin County Continuum of Care, under the Collin County Homeless Coalition, assisting non-profit agencies with applications for funding.
 - ***Performance measure:*** Attendance at monthly meetings.
 - ***2010 PY outcome:*** Attendance at monthly meetings.

- ***Objective SL 3.2 (Availability/Accessibility).*** Serve on the subcommittee with the cities of Allen, Frisco and Plano, to review policies and provide support for the annual Homeless Count.
 - ***Performance measure:*** Participation in the subcommittee and attendance at quarterly meetings
 - ***2010 PY outcome:*** Participation in the subcommittee and attendance at quarterly meetings

- ***Objective SL 3.3 (Availability/Accessibility).*** Provide supportive services funds for shelter residents.
 - ***Performance measure:*** Provide grants to assist homeless residents with individual and group counseling and employment services over a 5 year period.
 - ***2010 PY outcome:*** Provide grants to assist homeless residents with individual and group counseling and employment services during the 2010 program year.
 - CDBG, estimated at \$7,500

- ***Objective SL 3.4 (Availability/Accessibility).*** Continue funding programs that provide short-term rental, mortgage and utility assistance
 - ***Performance measure:*** Provide grants to assist persons at risk of homelessness with short-term rental, mortgage and assistance over a 5 year period.
 - ***2010 PY outcome:*** Provide grants to assist persons at risk of homelessness with short-term rental, mortgage and assistance over a 5 year period during the 2010 program year.
 - CDBG, estimated at \$12,000

Resources. In addition to CDBG, the city expects to have the Community Support Grant available to help meet the needs of special populations. The Community Support Grant, which is awarded annually by McKinney’s City Council, provides operating dollars to agencies that serve special needs and low-income populations with social service needs. In 2010, \$125,000 is anticipated to be available for agency support.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with

alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

Please see the special needs section of Section III Housing Market Analysis for a discussion of the needs of special populations. The city designates the needs of special needs populations as “High” and allocates the maximum amount of CDBG public service funding to support the operations of social service and housing organizations that serve persons with special needs.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.

2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response: N/A

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response: N/A

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

SECTION VI.
2010 Action Plan



First Program Year Action Plan

The CPMP First Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 1 Action Plan Executive Summary:

Please see the Executive Summary that is attached to the full Consolidated Plan.

General Questions

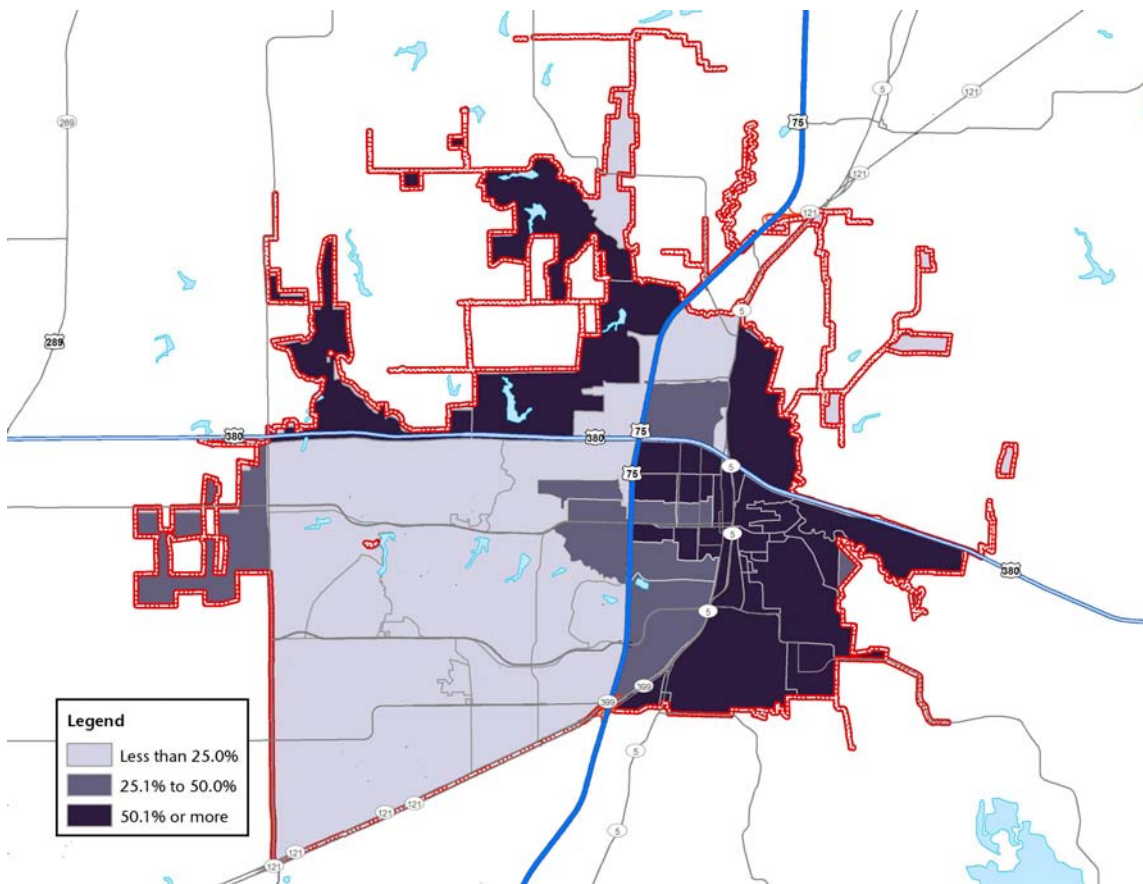
1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 1 Action Plan General Questions response:

Geographic allocation. The City of McKinney estimates that, on average, during the program years covered by the Consolidated Plan 80 percent minimum of the city's CDBG funds will be used to reach those citywide who meet low to moderate income criteria. This includes public service grants awarded to agencies for assistance to special needs populations, including persons who are homeless and at-risk of homelessness; victims of domestic violence (including children); low-income seniors; low-income adults and families; at-risk youth; persons with substance abuse, and persons with mental illness. The remaining 20 percent of the entire grant allocation will be used for CDBG administration and planning.

The city's largest program funded by CDBG is its Housing Rehabilitation Program. The program is primarily targeted to homeowners in Census Tracts 309, 308 (where many of the city's minority populations reside). However, the program is available citywide to all eligible low-moderate homeowners in the city. The map below shows the low- and moderate income Census Tracts in the city, including 309 and 308. The city estimates that during the 2010 program year, as much as 60 percent of CDBG funds will be allocated to the city's target areas during program year 2010.

Low and Moderate Income Households, City of McKinney, 2009



Source: BBC Research & Consulting and Claritas.

Prioritization. In the current program year-and as is anticipated for the next five-year Consolidated Plan period-the City of McKinney intends to continue to prioritize the allocation of CDBG funds to the Housing Rehabilitation Program. The Housing Rehabilitation Program assists the city's poorest homeowners with needed repairs, largely serving the city's most racially and ethnically diverse populations east of Highway 75.

As noted in the Community Profile section of the Consolidated Plan, the city's African American and Hispanic households have much lower incomes than the city's White and Asian households, which limits their ability to make needed repairs on their homes in addition to covering mortgage payments and other household costs. According to the 2008 American Community Survey, there are more than 2,000 owners in McKinney who earn less than \$25,000 per year. If these households needed to move because their homes fell into substandard condition, they would have to live McKinney, as there are just a handful of homes in the city affordable to them.

In addition, as demonstrated by the Housing Market Analysis completed for the Consolidated Plan, owners in McKinney are equally or more likely than renters to be cost burdened across income ranges.

The city will also prioritize funding the operations of its nonprofit social service and housing organizations that provide services to the lowest income residents in the city, including persons with special needs.

Addressing obstacles. During recent program years, requests for assistance for home purchases increased, driven by the federal tax credit for new homebuyers and the softening of the housing market, which made homes more affordable to some buyers. McKinney continues to be a high cost community, even with the downturn in the housing market. To help homebuyers find affordable housing, the City of McKinney addresses shortfalls in funding by applying for HOME funds through the Texas Department of Housing and Community Affairs (TDHCA).

To increase the supply and availability of decent, affordable housing for low income households, the city continues its partnership with North Collin County Habitat for Humanity by providing acquisition funding to purchase vacant lots toward the development of affordable housing.

While the city council is still considering the renewal of the Community Support Grant, the city Grants Office continues to work with city departments to research and apply for other funding opportunities to leverage existing resources. The Planning Department is researching opportunities to apply for EPA Brownfield funding and other departments are seeking funding in the areas of energy, crime prevention and transportation. In 2008-09, the city created a new department called *Environmental Stewardship* to develop green policies and strategies for implementation. The CDBG Office developed a partnership to work together in educating low-to-moderate income residents to educate and inform them about the city's programs and ways to conserve water and energy in their homes.

The most recent partnership of the summer home maintenance training classes for residents has provided over 50 residents, who previously never participated in department programs, with increased education in basic home ownership knowledge including, energy efficiency, water conservation, small plumbing and electric repairs.

Resources. During the 2010 program year, the primary sources of funding to address housing and community development needs will be CDBG and the Section 8 voucher program. The city will receive \$597,046 in CDBG during the 2010 program year. The city will also apply for HOME funds through the Texas Department of Housing and Community Affairs (TDHCA) to fund a local downpayment assistance program.

In addition to CDBG, the city expects the following resources to be available to supplement the activities described above and go further in addressing housing and community development needs:

- Community Support Grant, which is awarded annually by McKinney's city council to help assist agencies that serve special needs and low-income populations with social service needs. In 2010, \$125,000 is anticipated to be available for agency support.
- McKinney was recently awarded a \$1 million energy grant from the Department of Energy for new energy green initiatives.
- The city's Planning department received a brownfields assessment grant of \$400,000 from the Environmental Protection Agency to support community outreach and involvement activities and develop an inventory of brownfields sites, which impact more than 60 percent of the low- and moderate income households served by CDBG funds.
- The Community Services department under CDBG received an ARRA grant of \$138,605 in CDBG-R funds to benefit low to mod income households with repairs under the housing rehabilitation program. A minimum of seven homes will receive assistance under this funding. Two home repairs have been completed to date and staff anticipates the remaining funds to be expended by December 2010.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 1 Action Plan Managing the Process response:

Lead agency, partnerships and enhancing coordination. The Community Services Department of the City of McKinney is the lead agency for development of the Consolidated Plan, as well as administration of HUD block grant funds. The Community Services Department also administers the Housing Rehabilitation Program, which is funded by the city's annual allocation of CDBG.

The city anticipates that in the 2010 program year, the following activities will continue to further enhance coordination between public and private housing, health, and social service agencies.

The city works with many local nonprofits in meeting the needs of its lowest income and special needs populations. The city provides these organizations with operating dollars through its public service allocation of CDBG dollars. Activities include, but not limited to:

- Mental Health counseling services provided for AIDS/HIV clients not eligible for other funding opportunities;
- At-risk youth receiving access to community mentoring by the Boys and Girls Club of Collin County;
- Abused and neglected children receiving clinical therapy services through the Collin County Children's Advocacy Center;
- Elderly citizens receiving hot nutritious meals to continue nutritional support for the ability to stay in their homes; and
- Homeless Prevention services will be accessed through agencies, The Salvation Army – McKinney Corps, Community Lifeline Center, where each agency will assist eligible residents with emergency rental and utility assistance.

With regard to special need populations, assistance is be provided to homeless shelter residents through the agency, The Samaritan Inn. Emergency rent and utility assistance is provided mental health or mental retardation clients who live in McKinney through the organization, LifePath System.

The city's CDBG Administrator is active in the *Collin County Social Services Association*, a coalition of agencies in the area that service the needs of the community in all facets of community development and social services. The CDBG Office also works with the Homeless Coordinator at McKinney ISD to ensure that the school is aware of agencies funded through CDBG public services. For example, this has been very beneficial to assist youth and children with basic dental care through the agency, Community Dental Services.

To meet the growing Hispanic population, the program UNIDOS successfully meets the need of this population through quarterly meetings which address items such as code enforcement, police, fire safety, community services, National Night out activities and other concerns in their prospective neighborhoods. Meeting attendance is an average of approximately 60 participants per quarter and the meeting is conducted entirely in Spanish. The program was initiated by the McKinney Police Department, with support from the Community Services staff.

The Community Services Department continues to serve as a resident informational resource for intergovernmental assistance, organizations or other concerns. Staff provides technical assistance and professional experience to non-profit agencies and seeks opportunities to improve service to low to moderate income citizens. The department works closely with Code Enforcement on issues or resolutions that may have an impact to the CDBG Housing Rehabilitation Program, Affordable Housing activities or resident concerns through the Neighborhood Services Office. The department is located in the heart of the low-to-moderate population it serves, as it is conveniently located along C-CART bus routes, with easy walking or driving distance to all P.R.I.D.E. Neighborhood communities. In addition, the department is within close proximity to other city departments.

Consolidated Plan development. The City of McKinney retained BBC Research & Consulting (BBC) to assist in the development of its 2010-2014 Consolidated Plan. In addition to conducting an analysis of socioeconomic and housing market conditions in the city, BBC and the city held a community meeting to get input about the greatest housing and community development needs in the city; conducted interviews with key stakeholders including the public housing authority, homeless coalition, City of McKinney planning and community services staff, and others.

An online and hard copy survey was available to residents and stakeholders during development of the Consolidated Plan. The survey asked residents to prioritize among the various eligible activities to help the city determine its CDBG funding prioritization and funding allocation. Finally, a public comment period was held during which the Draft Consolidated Plan was made available to residents and stakeholders for 30 days. Comments could be submitted by email, regular mail and in person at the public hearing scheduled for August 2.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 1 Action Plan Citizen Participation response:

Summary of citizen participation process. The public and stakeholders had the opportunity to provide input into the City of McKinney's Five-year Consolidated Plan process through:

- An **online survey** that was available in late June through mid-July. The survey asked respondents to prioritize the severity of housing and community development needs in their neighborhoods and for the city overall. The survey was also routed via email to public agencies and nonprofits and distributed at the community meeting.
- An open **community meeting** held on July 8 with stakeholders and members of the public.
- Organizations that have historically received CDBG from the city were invited to participate in a **stakeholder focus group**.

- Interviews with **stakeholders** including the public housing authority, city planning and housing staff and representatives of nonprofits that assist low income individuals.
- A 30-day **public comment period** and **public hearing**. The Draft Consolidated Plan and 2010 Action Plan were available for public review and comment between July 2 and August 2, 2010. A public hearing was held on August 2, 2010 to collect verbal comments from stakeholders and the public about the Draft Consolidated Plan and Action Plans.

The city implemented an extensive process to encourage input during the completion of the 2010-2014 Consolidated Plan and 2010 Action Plan. The following list summarizes the media and community outlets used to solicit resident involvement during completion of this Consolidated Plan and 2010 Action Plan:

- Legal notice in local newspapers;
- McKinney E-newsletter weekly between June 18 and July 8;
- E-newsletter to P.R.I.D.E. area leaders;
- The Town Center, an online newsletter, which reaches 200 to 350 residents;
- Collin County Homeless Coalition, Collin County Social Services Association (CCSSA); McKinney Housing Authority Resident Association and board; Collin County Aging and Disability Association; Children First! Coalition; and Volunteer McKinney Center all distributed meeting flyers and paper surveys to their membership base;
- City of McKinney's Official Facebook page, which has 6,000 subscribers;
- City of McKinney website;
- Email distribution through a Community Services Department E-blast;
- Presentations by the CDBG Administrator to the Children First! Coalition, Collin County Aging and Disability Association and P.R.I.D.E.; and,
- Letters and surveys were sent to all past recipients of CDBG funded activities (see Appendix B).

The Draft Consolidated Plan and FY10 Action Plan was available for review from July 2 to August 2, 2010. The public comment period began on July 2nd. At that time, a draft of both the Consolidated Plan and 2010 Action Plan were made available for public viewing and comment on the city's website, at the information desk at McKinney City Hall and at the Community Services Department.

In addition to the 30-day comment period, citizens received a final opportunity for public comment on August 16, 2010 before the city council's adoption of the Plan,

where consideration of all comments received in writing or orally, would be taken into consideration. P.R.I.D.E. (Promoting Resident Involvement Development and Enthusiasm) groups were encouraged to participate, as staff updated residents of participation opportunities at neighborhood meetings and email distribution. Staff also developed relationships with local providers of disability and aging services to engage input and participation.

Summary of citizen views on the plan. The following synthesizes the needs identified during the public input process conducted as part of the city's Consolidated Plan update process. Much of the input presented in this section was derived from the resident survey, community meeting and stakeholder interviews.

Housing needs. The resident survey pointed to the need for home rehabilitation, particularly with regards to making energy efficiency improvements. Survey respondents, community meeting attendees and stakeholders identified a need for more affordable rental properties in McKinney. This is even more pronounced among the city's special needs populations.

Community development needs. Attendees at the community meeting suggested that public transportation for persons with disabilities was a great need, primarily because affordable housing opportunities are often not located near job opportunities and social services. Residents suggested the need for sidewalk repairs and infrastructure improvements, particularly in the older portions of McKinney.

Needs of special needs populations. Participants at the community meeting identified persons with developmental disabilities and mental health issues as having great needs within McKinney, primarily because many are living on fixed income. As seen in the resident survey, youth services and mental health services were also identified as needs within the community. Finally, community meeting attendees and stakeholders suggested that the dynamics of the city's homeless residents had changed in recent years, and many residents accessing homeless services were doing so for the first time. Stakeholders identified the need for more emergency rent and utility assistance to help residents stay in their homes.

Efforts to broaden public participation in the process. As described above, the city worked hard to ensure resident participation in completing its Consolidated Plan update and 2010 Action Plan. The City of McKinney is fortunate to have many dedicated residents and stakeholders who assisted in advertising the Consolidated Plan citizen participation opportunities. During the weeks before the first community meeting, a flyer announcing the meeting was personally distributed to households in the city's target and low-income neighborhoods, including P.R.I.D.E. areas. Hard and electronic copies of the flyer announcing the meeting were distributed to area nonprofits, who were asked to attend and inform their clients of the meeting. Additionally, the CDBG Administrator spoke to more than five key organizations, to encourage participation and support among its members for the community forum and public comment period. It was also requested that each organization distribute information to its email databases. It is estimated that over 2,000 email contacts received this information.

For more information on the city's extensive outreach efforts of the city, please refer to Section IV of the Consolidated Plan.

Citizen comments not accepted. None.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 1 Action Plan Institutional Structure response:

The city's largest program funded with CDBG is its Home Rehabilitation Program. This program is administered by City of McKinney Community Services staff. The program offers low-interest grants and/or loans to lower-income homeowners. The citywide rehabilitation program also offers emergency repair grants and small repair grants to eligible low to moderate income households. On average, the city assists 20 low- to moderate-income households with home and emergency repairs each year.

The Community Services Department is also the primary organization through which the city initiates fair housing related activities, including fair housing education classes and assisting persons with fair housing complaints.

The Community Services Department partners with other city agencies and nonprofit and private to carry out the goals and objectives of the CDBG grant. Within the city, for example, the McKinney Fire Department assesses homes of seniors for free installation of smoke and carbon monoxide detectors. The Living Assisted Program, *Senior Select* brings geriatric care assistance for residents in need. Some referrals have also included registering senior homeowners for the Meals on Wheels program.

The city's UNIDOS program is a new 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. This program, promoted through the Community Services Department, hopes to serve as another resource to provide information and support.

Through the Neighborhood Services Office (NSO), the city also provides education to low to moderate income residents with regard to requests for right-of-way entry or easement release requests from the Engineering department, to gain access and to provide residents with public input through community meetings.

In efforts to expand the city's commitment to more green environmental efforts, the NRO conducts neighborhood cleanup projects during the fall season and coordinates the city's annual city-wide spring clean up, in partnership with the Planning Department's Arbor Day efforts. The CDBG Office has already developed a partnership with the city's new Environmental Stewardship department to further outreach opportunities, with emphasis on water conservation and energy efficiency.

Partnerships outside of the city include the following:

- Various social service providers who receive public services dollars to help address the needs of the city's lowest income and special needs residents.
- Assisted living centers in the area to expand on the city's new partnership with Region 3 of the Texas Department of Aging and Disabilities.

- Lowe's Home Improvement stores and the city's Environmental Stewardship Department are working together to enhance the CDBG program's education outreach activities. Topics will include home maintenance care, consumer budgeting, fair housing and lead based paint education.
- The city regularly participates in the Collin County Homeless Coalition, which unites Collin County cities, nonprofit agencies and interested persons together to address chronic homeless issues. The Coalition coordinates the Collin County Homeless Count with support from each city's Police Department annually in January and the group also provides support to agencies that apply for Continuum of Care funding.
- The city also allocates CDBG funds for housing-related activities to further affordable housing efforts by providing funding for lot acquisition to Habitat for Humanity of North Collin County, for the development of single family homes.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 1 Action Plan Monitoring response:

The purpose of monitoring activities funded by HUD and the City of McKinney are to insure that each funded activity is successfully carried out, and to ensure compliance with all applicable regulations and performance measurement requirements. Areas addressed include the Public Services monitoring aspect and the Housing Rehabilitation monitoring aspect.

Where the activity is to be performed by a subrecipient, a contract between the subrecipient and the city is approved by the city council. The contract will specify what will be done with the money allocated, and the rules and regulations that apply. CDBG staff will continue to meet with the subrecipients in September, prior to the start of the grant year at an annual contract and policy meeting. The purpose is provide initial technical assistance to explain the record keeping requirement, performance measurement expectations, reimbursement procedures and other updated HUD or city requirements. Mandatory attendance will be required before receiving contacts at the end of the meeting.

The monitoring process in the City of McKinney will consist of seven steps:

1. Notification to sub recipient of scheduled monitoring visit.
2. Entrance conference with subrecipient staff, to explain what will be done during the visit.
3. Review of documents justifying expenditures and work completed or in progress, to determine the quality of the work and whether or not it complies with regulations and codes.
4. Where appropriate, review of income qualification documents.
5. Exit conference to report tentative conclusions and findings to the subrecipient staff.

6. Written follow-up detailing any problems found and asking for a response explaining how the problems will be corrected.
7. Additional follow-up visit to see that problems have been corrected, when necessary.

Subrecipients. In most cases, monitoring visits will be conducted when work is complete, but in some cases, particularly with new subrecipients, more frequent monitoring visits will be conducted. Prior to the start of the program year, the CDBG office sponsors a mandatory Program and Contract Meeting with all agencies to review reimbursement and program procedures, reporting requirements, regulations and the monitoring process. Contracts are issued after the meeting. The CDBG Office regularly communicates with sub recipients throughout the program year, using various communication tools, including technical assistance meetings to ensure program staff understand and follow requirements, to help eliminate major issues at monitoring time. Staff reviews housing and sub recipient procedures annually and has revised reporting forms to capture more detailed information to include major accomplishments, beneficiary information and provide easier viewing to determine performance.

Grant Administration. The CDBG Administrator will draw down CDBG funds in IDIS on a quarterly basis. Staff works closely with the Grants Administrator in the Finance department, to meet drawdown, audit and timeliness goals. The CDBG Office tracks expenditures and monitors on a weekly and monthly basis through IDIS reports, internal grant summary reports, and the city's financial system for the general ledger. Each quarter, the city submits its required SF-272 reports to the HUD Financial Analyst to meet compliance. In addition, staff regularly attends HUD sponsored trainings to learn more about processes, consults HUD staff as needed.

Housing Rehabilitation Program. The city will continue to incorporate physical on-site monitoring of all projects, complete and/or underway, as a part of its monitoring strategy. As work progresses, regular on-site inspections are made by Housing Rehabilitation staff to verify compliance with the contract work schedule and compliance with the general specifications. All other required inspections are conducted by the city's Building Inspection Department and other sources as it relates to each individual project.

With regard to Lead-Based Paint (LBP) monitoring, if LBP work was a part of the contract, the work must pass a final-lead paint clearance. If the work fails inspection, the contractor will be required to continue to "clean" the property until it passes the clearance inspection. Work documentation will include all necessary items to bring the structure up to code; items recommended necessary to preserve the property's structural integrity, and quality of living conditions and other items to the best workmanship and quality, eligible under the city's written rehabilitations standards and HUD guidelines. As guidelines change, policies are updated accordingly.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Lead-based paint hazard identification and reduction strategies include education, outreach and compliance with 24 CFR Part 35 regulations. City staff attends ongoing training for the Housing Rehabilitation program. The CDBG Housing Rehabilitation Specialist is a certified lead risk assessor and continues to increase knowledge through annual and quarterly training activities and re-certification classes, as needed. The Specialist continues to keep the office comprised of new requirements and the need to update or incorporate new means to reduce hazards.

All homes built prior to 1978 are tested for lead-based paint with the homeowner's permission. Lead-based paint hazards are also addressed through the Housing Rehabilitation program. As homes are evaluated for the program, they are tested for lead paint and when necessary, such hazards are mitigated. Actions taken to reduce lead-based paint will be conducted in accordance with HUD's lead-based paint regulations.

On average, annually, the city anticipates that it will reduce lead-based paint risks a minimum of four (4) single family homes rehabilitated under the city's Housing Rehabilitation program. Lead based paint briefings will increase in the rotation of community meetings through the Neighborhood Services office to further educate citizen. The city will continue to expand outreach to make lead hazard information available to the public to locations that may include homeowner education classes, literature at the city's water department, Legal Aid and the WIC program offices. The city's Housing Rehabilitation Specialist keeps abreast of the most current regulations and issues relative to lead-based paint assessments and attends trainings to enhance required credentials.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

DECENT HOUSING:

Strategy 1. Improve the condition of housing occupied by the city's lowest income homeowners and preserve affordable housing stock.

- **Objective DH 1.1 (Availability/Accessibility).** Continue to rehabilitate the housing stock through the city's Rehabilitation Program as a citywide program, with an emphasis on the older and historic neighborhoods east of McDonald Street.

- **Performance measure:** Rehabilitate 80-100 units during the five-year period.
- **2010 PY outcome:** Rehabilitate 16-20 units in the 2010 program year.
 - CDBG, \$349,081

- **Objective DH 1.2 (Availability/Accessibility).** Support programs that develop and preserve affordable housing. Continue to implement the city's Land Disposition Policy, which allows for development of affordable housing by nonprofits and affordable housing builders.

- **Performance measure:** Assist 200 homebuyers.
- **2010 PY outcome:** Assist 40 homebuyers during the 2010 program year.
 - CDBG, \$35,000 for lot acquisition.

Strategy 4. Increase homeownership opportunities for low- and moderate-income households.

- **Objective DH 4.1 (Affordability).** Assist in decent housing with improved/new affordability for first-time homebuyers through the city's Downpayment Assistance Program. Continue to pursue HOME funds through the Texas Department of Housing and Community Affairs (TDHCA) to fund this program.

- **Performance measure:** Assist 90 homebuyers in a five-year period.
- **2010 PY outcome:** Assist 30 homebuyers in the 2010 program year, or 40 over the two-year grant cycle
 - HOME, estimated at \$312,000 over a two-year period

- **Objective DH 4.2 (Affordability).** Provide or support housing education for low and moderate income homeowners.

- **Performance measure:** Assist 90 homebuyers in a five-year period.
- **2010 PY outcome:** Assist 30 homebuyers in the 2010 program year, or 40 over the two-year grant cycle.
 - HOME funds are used, as homebuyer education is required for participation in the Downpayment Assistance Program.

- **Objective DH 2.3 (Affordability).** Continue the Affordable Housing Builder's Incentive Program, allowing waivers of fees and other concessions for affordable housing builders, as determined by policy.

- The Affordable Housing Builders Incentive program, which includes reimbursement of building permit fees, application fees in the Historic District, and engineering inspection fees.
- **Performance measure:** Administer on an as-need basis.
- **2010 PY outcome:** Administer on an as-need basis.

Resources. During the 2010 program year, the primary sources of funding to address housing and community development needs will be CDBG and the Section 8 voucher program. The city will receive \$597,046 in CDBG during the 2010 program year. The city will also apply for HOME funds through the Texas Department of Housing and Community Affairs (TDHCA) to fund a local downpayment assistance program.

In addition to CDBG, the city expects the following resources to be available to supplement the activities described above and go further in addressing housing and community development needs:

- Community Support Grant, which is awarded annually by McKinney's city council to help assist agencies that serve special needs and low-income populations with social service needs. In 2010, \$125,000 is anticipated to be available for agency support.
- McKinney was recently awarded a \$1 million energy grant from the Department of Energy for new energy green initiatives.
- The city's Planning department received a brownfields assessment grant of \$400,000 from the Environmental Protection Agency to support community outreach and involvement activities and develop an inventory of brownfields sites, which impact more than 60 percent of the low- and moderate income households served by CDBG funds.
- The Community Services department under CDBG received an ARRA grant of \$138,605 in CDBG-R funds to benefit low to mod income households with repairs under the housing rehabilitation program. A minimum of seven homes will receive assistance under this funding. Two home repairs have been completed to date and staff anticipates the remaining funds to be expended by December 2010.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 1 Action Plan Public Housing Strategy response:

The McKinney Housing Authority (MHA) is an independently run entity and applies for and receives funding separate from the City of McKinney. The MHA owns and operates public housing units in McKinney and administers the city's Section 8 Housing Choice Voucher program. The housing authority funds will be used to assist the city's lowest income households with rental assistance.

The city's Affordable Housing Office has traditionally worked with the Housing Authority to encourage residents toward homeownership. The CDBG office works in partnership to include additional education in fair housing, consumer budgeting, and other areas of interest with MHA Resident Council Coordinators. The city has also awarded CDBG public service funds to the local YMCA branch to benefit children of McKinney Housing Authority to attend the Y's summer day camp program, beginning Summer 2010. The city plans that these partnerships continue during the current program year and through the Five-year Consolidated Plan period.

The McKinney Public Housing Authority is not designated as troubled.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 1 Action Plan Barriers to Affordable Housing response:

As part of the Consolidated Plan, the city is in the process of updating its Analysis of Impediment to Fair Housing Choice (AI), which will examine barriers to the creation of affordable housing in McKinney. A similar study was conducted in 2003. The primary barriers to the creation of affordable housing identified in this study included: 1) Lack of (resident) awareness about fair housing/reporting violations; 2) Condition of housing in east McKinney; 3) Concentration of affordable housing in the eastern and central portions of the city 4) Concentration of the city's minority populations; and 5) Concern predatory lending, lack of access to credit and steering activities.

Citizen comments regarding the development of the city's last Consolidated Plan, suggested little support for new affordable multi-family housing. This may be caused by the Not in My Backyard (NIMBY) presumption that affordable housing will negatively impact their neighborhoods and is therefore undesirable.

The City of McKinney has several programs to address barriers to affordable housing:

During the current program year, the city will continue the Affordable Housing Builders Incentive program, which includes reimbursement of building permit fees, application fees in the Historic District, and engineering inspection fees. The city's Land Disposition Policy is also a strong effort to eliminate barriers to affordable housing and promote such housing for very low- to-moderate income families.

The city's Affordable Housing Office also provides assistance to renters by providing a first-time homebuyers program to aid in purchasing homes and preserving available, yet limited affordable housing stock. An estimated thirty-two (32) new homeowners will be added within the program year.

The city's Affordable Housing Office continues to educate prospective applicants with other barriers to affordable housing as they learn about effective budgeting, predatory lending, and other consumer credit education. Outreach is also provided through the Housing Partners Program including Realtors, the McKinney Housing Authority, Home Insurance Agents, and the Consumer Credit Counseling Service of North Texas.

An ongoing tax incentive program in the city's Planning Department benefits the Historic Neighborhood Improvement Zone (HNIZ), for the purpose of preserving the city's unique and historic neighborhoods, while promoting rehabilitation of affordable housing. Homes that qualify under the interior or exterior improvement guidelines may be eligible for 30-50 percent tax exemptions up to fifteen years, based upon specific historic designations and residential improvement expenditures. Working with the city Historic Preservation Officer, low-to-moderate income Historic district residents who qualify under the Housing Rehabilitation program may be eligible for this program if HNIZ requirements are met.

In addition, the city continues to provide educational seminars and reading material on the Fair Housing Act and housing programs in McKinney. Subrecipients have also conducted surveys among their staff to determine fair housing knowledge among their clients and they will assist the city in expanding efforts. The city is continuously seeking new opportunities for affordable housing. Through the town center study proposals and other sustainability grant applications, the city is supporting and developing strategies for preserving existing affordable housing in the town center area, while creating new mixed-income housing opportunities that will include transportation/employment/shopping efforts, all vital to the impact of affordability.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.

- f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 1 Action Plan HOME/ADDI response:

The city is NOT an entitlement city for HOME/ADDI funds, however, the city can apply for HOME Investment Partnerships Program (HOME) funds and American Dream Downpayment Initiative (ADDI) funds through the Texas Department of Housing and Community Affairs (TDHCA). In past program years, the city was awarded HOME funds to support the affordable housing program, which provides homebuyers education, closing cost assistance and downpayment grants.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. **Sources of Funds**—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. **Homelessness**—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. **Chronic homelessness**—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. **Homelessness Prevention**—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

5. **Discharge Coordination Policy**—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 1 Action Plan Special Needs response:

The city does not receive special funding to address homelessness; however, the city annually allocates CDBG funds to activities that assist persons who are homeless (e.g. operations dollars for the city's shelter).

The City of McKinney actively supports homeless prevention, especially during this time for foreclosures, where hundreds of homeowners in number records as in the previous year, according to Collin County records. The Community Services Department also provides referrals for those in need through partnerships with the Consumer Services of North Texas and Legal Aid of North Texas.

In addressing the needs of the homeless, CDBG funding will be provided to the Samaritan Inn, the only shelter in Collin County. This funding will be used toward the salary of the case manager, who provides counseling to shelter residents and assistance with job placement, mental health counseling and other needs. The agency estimates that 48 shelter residents will be assisted through this funding. The city also anticipates leveraging its CDBG funding with the Community Support Grant to other organizations assisting McKinney persons who are homeless or at-risk of homelessness.

For McKinney residents who are at-risk of homelessness, The Salvation Army, McKinney Corps and Community Lifeline Center will provide short-term mortgage or rent and utility assistance for up to three months for eligible low-to-moderate income households.

Finally, the city also provides participation in the Collin County Continuum of Care, which conducts a Continuum of Care's Provider Annual Survey each October, evaluating services, new needs and trends, which may affect the homeless. It also conducts inventory to determine gaps within the Continuum of Care Homeless System. Organizations and city representatives also meet through The Collin County Homeless Coalition, to address trends and prevention strategies. The Coalition also coordinates a county-wide homeless population count that includes on-street, building and shelter counts.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 1 Action Plan ESG response: N/A

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 1 Action Plan Community Development response:

SUSTAINABLE LIVING ENVIRONMENT:

Strategy 2. Support organizations that assist the city's special needs populations.

- **Objective SL 2.1 (Availability/Accessibility).** Support public services throughout the city benefitting low and moderate income persons, including, but not limited to, aging and disability activities; youth services; education programs; health care services; child care; employment training and outreach; mental health and substance abuse; and child advocacy.

➤ ***Performance measure:*** Provide grants to assist special needs residents with health care services, counseling and employment services, meals provision, transportation for youth to afterschool activities, youth tutoring, youth summer activities, child care, child advocacy services, mental health counseling, subsistence payments, over a five year period.

➤ ***2010 PY outcome:*** Provide grants to assist special needs residents with health care services, counseling and employment services, meals provision, transportation for youth to afterschool activities, youth tutoring, youth summer activities, child care, child advocacy services, mental health counseling, subsistence payments during the 2010 program year.

- CDBG, estimated at \$89,500 (see table that follows the strategies for a funding by organization and activity)

- Objective SL 2.2 (Availability/Accessibility). Continue to support areas and populations that receive the most impact of CDBG, including the Promoting Resident Involvement, Development and Enthusiasm (P.R.I.D.E) neighborhood empowerment program.
 - *Performance measure:* Continued administration of P.R.I.D.E.
 - *2010 PY outcome:* Continued administration of P.R.I.D.E.

Strategy 3. Provide supportive services for residents who encounter homelessness or have a need of homeless prevention services.

- Objective SL 3.1 (Availability/Accessibility). Continue involvement in the Collin County Continuum of Care, under the Collin County Homeless Coalition, assisting non-profit agencies with applications for funding.
 - *Performance measure:* Attendance at monthly meetings.
 - *2010 PY outcome:* Attendance at monthly meetings.
- Objective SL 3.2 (Availability/Accessibility). Serve on the subcommittee with the cities of Allen, Frisco and Plano, to review policies and provide support for the annual Homeless Count.
 - *Performance measure:* Participation in the subcommittee and attendance at quarterly meetings
 - *2010 PY outcome:* Participation in the subcommittee and attendance at quarterly meetings
- Objective SL 3.3 (Availability/Accessibility). Provide supportive services funds for shelter residents.
 - *Performance measure:* Provide grants to assist homeless residents with individual and group counseling and employment services over a 5 year period.
 - *2010 PY outcome:* Provide grants to assist homeless residents with individual and group counseling and employment services during the 2010 program year.
 - CDBG, estimated at \$7,500
- Objective SL 3.4 (Availability/Accessibility). Continue funding programs that provide short-term rental, mortgage and utility assistance
 - *Performance measure:* Provide grants to assist persons at risk of homelessness with short-term rental, mortgage and assistance over a 5 year period.
 - *2010 PY outcome:* Provide grants to assist persons at risk of homelessness with short-term rental, mortgage and assistance over a 5 year period during the 2010 program year.
 - CDBG, estimated at \$12,000

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 1 Action Plan Antipoverty Strategy response:

The 2008 ACS estimates that 8 percent of the city's residents, or about 10,000 people, lived in poverty in McKinney. The city supports the following actions to reduce the number of persons below the poverty level:

- Coordinating local resources to increase the formal and informal educational level of low-income persons to improve their ability to earn better wages by bringing together representatives from the private and public sector, educational institutions and economic groups.
- Promoting existing programs that provide a variety of community education programs including preparation for the General Equivalency Diploma (GED) through the local public school system, community colleges and adult community education resources.
- Improving the linkage between job training programs and local job creation efforts to attract jobs that pay above minimum wage and provide people the ability to service a home mortgage or afford rental housing payments.
- Promoting information on daycare services for children to allow parent(s) educational opportunities.
- Providing counseling and classes on budgeting and money management.
- Promoting transportation linkage between housing, jobs and educational or training facilities.
- Promoting information on classes and training to allow families to become more self-sufficient.

The city's Community Services Department will continue to establish partnerships that meet the strategy goals in the Consolidated Plan. Other partnerships with the P.R.I.D.E. Area Leaders and Residents, the McKinney Housing Resident Association, the Consumer Credit Counseling Center in McKinney and the Collin County Social Services Association, among others, have been successful in providing referral resources and educational classes to assist low income citizens. The city will expand its partnerships with the Chamber of McKinney and new minority chambers, Collin County Hispanic Chamber of Commerce and the Collin County Black Chamber of Commerce to assist in linkage between housing, jobs, and education.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

Strategy 1. Improve the condition of housing occupied by the city's lowest income homeowners and preserve affordable housing stock.

- **Objective DH 1.1 (Availability/Accessibility).** Continue to rehabilitate the housing stock through the city's Rehabilitation Program as a citywide program, with an emphasis on the older and historic neighborhoods east of McDonald Street.
 - *Performance measure:* Rehabilitate 80-100 units during the five-year period.
 - *2010 PY outcome:* Rehabilitate 16-20 units in the 2010 program year.
 - CDBG, \$349,081
- **Objective DH 1.2 (Availability/Accessibility).** Support programs that develop and preserve affordable housing. Continue to implement the city's Land Disposition Policy, which allows for development of affordable housing by nonprofits and affordable housing builders.
 - *Performance measure:* Assist 200 homebuyers.
 - *2010 PY outcome:* Assist 40 homebuyers during the 2010 program year.
 - CDBG, \$35,000 for lot acquisition.

Strategy 2. Support organizations that assist the city's special needs populations.

- **Objective SL 2.1 (Availability/Accessibility).** Support public services throughout the city benefitting low and moderate income persons, including, but not limited to, aging and disability activities; youth services; education programs; health care services; child care; employment training and outreach; mental health and substance abuse; and child advocacy.
 - *Performance measure:* Provide grants to assist special needs residents with health care services, counseling and employment services, meals provision, transportation for youth to afterschool activities, youth tutoring, youth summer activities, child care, child advocacy services, mental health counseling, subsistence payments, over a five year period.
 - *2010 PY outcome:* Provide grants to assist special needs residents with health care services, counseling and employment services, meals provision, transportation for youth to afterschool activities, youth tutoring, youth summer activities, child care, child advocacy services, mental health counseling, subsistence payments during the 2010 program year.

- Objective SL 2.2 (Availability/Accessibility). Continue to support areas and populations that receive the most impact of CDBG, including the Promoting Resident Involvement, Development and Enthusiasm (P.R.I.D.E) neighborhood empowerment program.
 - *Performance measure:* Continued administration of P.R.I.D.E.
 - *2010 PY outcome:* Continued administration of P.R.I.D.E.

Strategy 3. Provide supportive services for residents who encounter homelessness or have a need of homeless prevention services.

- Objective SL 3.1 (Availability/Accessibility). Continue involvement in the Collin County Continuum of Care, under the Collin County Homeless Coalition, assisting non-profit agencies with applications for funding.
 - *Performance measure:* Attendance at monthly meetings.
 - *2010 PY outcome:* Attendance at monthly meetings.
- Objective SL 3.2 (Availability/Accessibility). Serve on the subcommittee with the cities of Allen, Frisco and Plano, to review policies and provide support for the annual Homeless Count.
 - *Performance measure:* Participation in the subcommittee and attendance at quarterly meetings
 - *2010 PY outcome:* Participation in the subcommittee and attendance at quarterly meetings
- Objective SL 3.3 (Availability/Accessibility). Provide supportive services funds for shelter residents.
 - *Performance measure:* Provide grants to assist homeless residents with individual and group counseling and employment services over a 5 year period.
 - *2010 PY outcome:* Provide grants to assist homeless residents with individual and group counseling and employment services during the 2010 program year.
 - CDBG, estimated at \$7,500
- Objective SL 3.4 (Availability/Accessibility). Continue funding programs that provide short-term rental, mortgage and utility assistance
 - *Performance measure:* Provide grants to assist persons at risk of homelessness with short-term rental, mortgage and assistance over a 5 year period.
 - *2010 PY outcome:* Provide grants to assist persons at risk of homelessness with short-term rental, mortgage and assistance over a 5 year period during the 2010 program year.
 - CDBG, estimated at \$12,000

Resources. In addition to CDBG, the city expects to have the Community Support Grant available to help meet the needs of special populations. The Community Support Grant, which is awarded annually by McKinney's city council, provides operating dollars to agencies that serve special needs and low-income populations with social service needs. In 2010, \$125,000 is anticipated to be available for agency support.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 1 Action Plan HOPWA response: N/A

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 1 Specific HOPWA Objectives response: N/A

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

APPENDIX A.
Consolidated Plan
Certifications and SF-424



August 13, 2010

Ms. Katie S. Worsham, Director
U.S. Department of Housing and Urban Development
Fort Worth Regional Office, Region VI
Office of Community Planning and Development
801 Cherry Street, Unit #45, Suite 2500
P.O. Box 2905
Fort Worth, TX 76102

Dear Ms. Worsham:

The City of McKinney respectfully submits the CDBG Annual Action Plan, which details the resources and proposed activities under the program year, October 1, 2010 to September 30, 2011. This submission also includes the FY 2011-2015 Housing and Community Development Consolidated Plan for review and approval.

Our Community Services Department, residents, and community leaders worked together strategically, to develop the city's plan toward achieving the program goals of *Decent Housing, a Suitable Living Environment and Expanded Economic Opportunities*. As in the past, we will continue to meet or exceed expectations. We understand the U.S. Department of Housing and Urban Development (HUD) reserves the right and time to contact the city during the review process, for clarifications or corrections if needed under this submission. If you or your staff has further questions, please contact Shirletta Best, CDBG Administrator, Community Services Department at 972-547-7577 or at sbest@mckinneytexas.org.

Thank you for continued partnership under your division, in this collaborative effort to assist low-to-moderate income persons and households through the Community Development Block Grant (CDBG) and other eligible programs available to the City of McKinney.

Sincerely,


Rick Chaffin
Interim City Manager

CITY OF MCKINNEY

P.O. Box 517 • McKinney, Texas 75070 • Metro 972-562-6080



First Program Year Action Plan

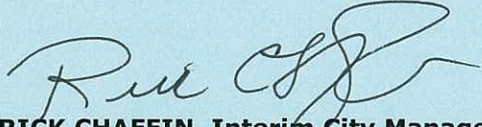
The CPMP First Program Year Action Plan under the FY 2011-2015 Consolidated Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted August 16, 2010	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier B-10-MC-48-0043	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input checked="" type="checkbox"/> Non Construction
Applicant Information			
City of McKinney		TX 483348 MCKINNEY	
222 North Tennessee Street		DUNS: 10-259-5386	
P.O. Box 517		City of McKinney	
McKinney	Texas	Community Services Department	
75070		CDBG	
Employer Identification Number (EIN):		Collin County	
75-6000599			
Applicant Type:		Specify Other Type if necessary:	
Municipal			
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding.			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles Housing Rehabilitation, Public Services and Administration		Description of Areas Affected by CDBG Project(s) City of McKinney	
CDBG Grant Amount \$ 597, 046	Additional HUD Grant(s)	Describe	
	Leveraged Potential funds from Texas Department of Housing and Community Affairs (TDHCA). Potential HOME funding - see HOME section.		
Additional Federal Funds Leveraged \$0		Additional State Funds Leveraged	
Locally Leveraged Funds \$125,000 (estimated, confirmed after City Budget approval Sept. 2010)		Grantee Funds Leveraged	

Anticipated Program Income \$0		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s) \$0			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles Homebuyer – down payment assistance; Owner Occupied Reconstruction Program (Both funded by TDHCA)		Description of Areas Affected by HOME Project(s) TDHCA awarded funds to be used for down payment assistance and housing reconstruction programs.	
HOME Grant Amount	Additional Leveraged	HUD Grant(s)	Describe
Additional Federal Funds Leveraged		Additional State Funds Leveraged Total: \$312,000 (\$312,000, downpayment assistance)	
Locally Leveraged Funds		Grantee Funds Leveraged	
Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles N/A		Description of Areas Affected by HOPWA Project(s)	
HOPWA Grant Amount	Additional Leveraged	HUD Grant(s)	Describe
Additional Federal Funds Leveraged		Additional State Funds Leveraged	
Locally Leveraged Funds		Grantee Funds Leveraged	
Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles N/A		Description of Areas Affected by ESG Project(s)	
ESG Grant Amount	Additional HUD Grant(s) Leveraged		Describe
Additional Federal Funds Leveraged		Additional State Funds Leveraged	
Locally Leveraged Funds		Grantee Funds Leveraged	
Anticipated Program Income		Other (Describe)	
Congressional Districts of: Applicant Districts Johnson 3 rd ; Hall 4 th ; Project Districts All projects open to eligible citizens		Is application subject to review by state Executive Order 12372 Process?	
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review
Total Funds Leveraged for ESG-based Project(s)			
Person to be contacted regarding this application			
Shirletta	V.	Best	
CDBG Administrator	Phone: 972.547.7577	Fax: 972.547.2681	
sbest@mckinneytexas.org	http://www.mckinneytexas.org/		
Signature of Authorized Representative		Date Signed	
 RICK CHAFFIN, Interim City Manager		8/12/2010	



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
 This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



8/12/2010

Signature/Authorized Official

Date

Rick Chaffin

Name

Interim Interim City Manager

Title

P.O. Box 517, 222 N. Tennessee Street

Address

McKinney, TX 75070

City/State/Zip

972-547-7500

Telephone Number

- This certification does not apply.
 This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2010-11, 2, 2____, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.



8/12/2010

Signature/Authorized Official

Date

Rick Chaffin

Name

Interim City Manager

Title

P.O. Box 517, 222 N. Tennessee Street

Address

McKinney, TX 75070

City/State/Zip

972-547-7500

Telephone Number

- This certification does not apply.
 This certification is applicable.

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature/Authorized Official

8/12/2010

Date

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972-547-7500

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- This certification does not apply.**
 This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

8/12/2010

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972-547-7500

Telephone Number

- This certification does not apply.**
 This certification is applicable.

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official

8/12/2010

Date

Rick Chaffin

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Interim City Manager

Title

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City/State/Zip

972-547-7500

Telephone Number

- This certification does not apply.**
 This certification is applicable.

ESG Certifications

I, Rick Chaffin, Chief Executive Officer of Jurisdiction, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review

responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.



Signature/Authorized Official

8/12/2010

Date

Rick Chaffin

Name

Interim City Manager

Title

P.O. Box 517, 222 N. Tennessee Street

Address

McKinney, TX 75070

City/State/Zip

972-547-7500

Telephone Number

- This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
Community Services Department	314 South Chestnut Street, Suite 101	McKinney	Collin	TX	75069

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the

Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- All "direct charge" employees;
- all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- a. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



Signature/Authorized Official

8/12/2010

Date

Rick Chaffin

Name

Interim City Manager

Title

P. O. Box 517, 222 N. Tennessee Street

Address

McKinney, TX 75070

City/State/Zip

972-547-7500

Telephone Number

APPENDIX B.
Citizen Participation Plan

City of McKinney

Citizen Participation Plan, 2010-2014

The Consolidated Plan is a U.S. Department of Housing and Urban Development (HUD) requirement for a city to receive federal housing and community development funding. Each Consolidated Plan must contain a strategy for citizen participation in the Consolidated Plan and Annual Action Plan process.

This document outlines the City of McKinney's plan for soliciting and receiving citizen input during preparation of the Five-year Consolidated Plan covering the program years 2010 to 2014, and the individual Annual Action Plans during these same years. This Citizen Participation Plan (CPP) was drafted in accordance with Sections 91.100 and 91.105 of HUD's Consolidated Plan regulations. This CPP covers the Community Development Block Grant (CDBG), for which the City of McKinney receives a direct allocation from HUD.

Citizen and Stakeholder Involvement

The Consolidated Plan and Action Plan processes will offer many opportunities for citizen participation. The city will particularly encourage participation of persons with special needs and/or persons who are often underrepresented in public process, i.e. low income, persons of color, non-English speaking persons, persons with disabilities, persons who are homeless.

During the development of the Consolidated Plan and Action Plan, the city will consult with public and private agencies that provide housing, health and social services in order to ensure that the interests and needs of all groups are being adequately addressed. This consultation will occur through community meetings and interviews conducted with such organizations, including those that provide services to special needs populations, and incorporation of data and reports produced by such organizations into the Consolidated Plan.

Community meetings. During development of the Consolidated Plan, 1-2 community meetings will be held to gather public and stakeholder input about the housing and community development needs of citizens and their neighborhoods. The meetings will also provide an opportunity for citizens and interested parties to obtain information about the city's housing and community development programs and eligibility requirements. City staff will be available at the meetings to discuss the city's housing and community development programs.

The meetings will be held at locations which are ADA compliant.

Community residents will be informed of the meetings through flyers distributed by staff throughout the city and posted in various locations at City Hall, as well as distributed through email to stakeholders, including neighborhood associations, City Council, city departments, social service agencies, affordable housing groups, religious organizations, civic service clubs and interested citizens.

Public hearings. During the 30-day public comment periods for the Consolidated Plan and Action Plan, the city will hold one public hearing to receive public comment on the Consolidated Plan and/or Action Plan. Requests for translation services and accommodations for persons with disabilities will be made at the hearings as requested in advance.

Public Comment

Consolidated Plan and Action Plan. Prior to the adoption of a Consolidated Plan and Annual Action Plan, the city will make available to interested parties the Draft Consolidated Plan/Action Plan and Executive Summary for a comment period of no less than 30 days. The availability of the Draft Consolidated Plan will be advertised on the city's website and in local newspapers.

The Draft Consolidated Plan will contain the city's funding priorities and goals during the Five-year planning period. The Action Plan will contain the amount of assistance the city expects to receive through the HUD grants and the activities and funding plan proposed for the current program year.

The entire proposed Consolidated Plan and Action Plan will be available at City Hall and on the city's website. Hard copies of the Executive Summary will be available to the public upon request. Citizens or groups that have attended any of the community meetings or public hearings will be notified by email of the Consolidated Plan's availability for comment if they requested such notification and provided their contact information.

The city will openly consider any comments of individuals or groups received in writing during the Consolidated Planning process or at public hearings. A summary of the written and public hearing comments will be included in the Final Consolidated Plan, along with the city's response to the comments, if any.

Complaint process. The city will provide a substantive written response to all written citizen complaints related to the Consolidated Plan, Action Plan, amendments and the CAPER within 15 working days of receiving the complaints. Copies of the complaints, along with the city's response will be sent to HUD if they occur outside of the Consolidated Planning process and, as such, do not appear in the Consolidated Plan. Complaints should be submitted to: The City of McKinney, Community Services Department, 314 Chestnut Street, McKinney, Texas 75069.

Consolidated Annual Performance and Evaluation Report (CAPER). Before the city submits a Consolidated Plan Annual Performance and Evaluation Report (CAPER) to HUD, the city will make available to interested parties the proposed CAPER for a comment period of no less than 15 days. Citizens will be notified of the CAPER's availability through a 14-day advance notification on the city's website and in local newspapers. The CAPER will be available for review at City Hall during the full public comment period.

Public Access to Records

The city will provide all interested parties with access to information and records related to the Consolidated Plan and the city's use of assistance under all programs covered by the Consolidated Plan during the 2010–2014 five-year planning period. The public will be provided with reasonable access to housing assistance records, subject to city and local laws regarding privacy and obligations of confidentiality.

Substantial Amendments

Occasionally, public comments warrant an amendment to the Consolidated Plan and/or Action Plan. The criteria for whether to amend are referred to by HUD as “Substantial Amendment Criteria.” The City of McKinney considers the following conditions Substantial Amendment Criteria:

- Any change in the described method of distributing program funds. Elements of a “method of distribution” are:
 - Application process;
 - Allocation among funding categories;
 - Grant size limits; and
 - Criteria selection.
- A new program or project activity is proposed for funding that was not previously identified in the Consolidated Plan and Action Plans;
- A program that was listed in the Consolidated Plan or Action Plan is eliminated during the program year;
- The city increases/decreases funding for a listed project or program area by more than 25 percent;
- An administrative decision to reallocate all the funds allocated to an activity in the Action Plan to other activities of equal or lesser priority need level, unless the decision is a result of:
 - A federal government recession of appropriated funds, or appropriations are so much less than anticipated that the city makes an administrative decision not to fund one or more activities; or
 - The Mayor declares a State of Emergency and reallocates federal funds to address the emergency.

Citizen participation in the event of a substantial amendment. In the event of a substantial amendment to the Consolidated Plan, the city will conduct at least one public hearing. This hearing will follow a comment period of no less than 30 days, where the proposed, substantially amended Consolidated Plan will be made available to interested parties. Citizens will be informed of the public hearing through newspaper notification prior to the hearing and the notice will appear in at least one newspaper.

Citizens will be notified of the substantially amended Consolidated Plan’s availability through newspaper notification at least 14 days prior to the 30-day substantially amended Consolidated Plan comment period. The notification will appear on the city’s website and in local newspapers. The substantially amended sections of the Consolidated Plan will be available for review at City Hall and the Community Services Department during the full public comment period. The substantially amended sections of the Consolidated Plan will be also made available on the city’s website for the full duration of the public comment period.

Consideration of public comments on the substantially amended plan. In the event of substantial amendments to the Consolidated Plan, the city will openly consider any comments on the substantially amended Consolidated Plan from individuals or groups. Comments must be received in writing or during public hearings. A summary of the written and public hearing comments on the substantial amendments will be included in the amended Final Consolidated Plan. Also included in the amended Final Consolidated Plan will be a summary of all comments not accepted and their reasons for dismissal.

Changes in federal funding level. Any changes in federal funding level after the Draft Consolidated Plan's comment period has expired and the resulting effect on the distribution of funds will not be considered an amendment or a substantial amendment.

City of McKinney

Consolidated Plan Community Meeting

Presented to:



**McKinney Residents
and Stakeholders**

Presented by:



Rachel Thompson, Associate
BBC Research & Consulting
3773 Cherry Creek North Dr.,
Suite 850
Denver, Colorado 80209
1-800-748-3222
rthompson@bbcresearch.com
www.bbcresearch.com



July 8, 2010

Agenda

- ① Introductions
- ② Background on the Consolidated Plan
- ③ Presentation of research findings
- ④ Goals and objectives
- ⑤ Funded activities

Purpose of the Consolidated Plan

In 1995, the U.S. Department of Housing and Urban Development (HUD) began requiring states and local communities to prepare a Consolidated Plan in order to receive federal housing and community development funding.

The purpose of the Consolidated Plan is:

- To identify a jurisdiction's housing and community development needs, priorities, goals and strategies; and
- To stipulate how Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds will be allocated to housing and community development needs in the community.

An Analysis of Impediments to Fair Housing Choice and a fair housing plan to address barriers must also be completed as part of a Consolidated Plan.

Community Development Block Grant Program (CDBG)

- National objectives:
 - Benefit low and moderate income persons;
 - Prevent or eliminate slums or blight; and
 - Meet other urgent community development needs.

- Can meet objectives by benefitting low to moderate income households directly or by providing funds to low to moderate income areas.

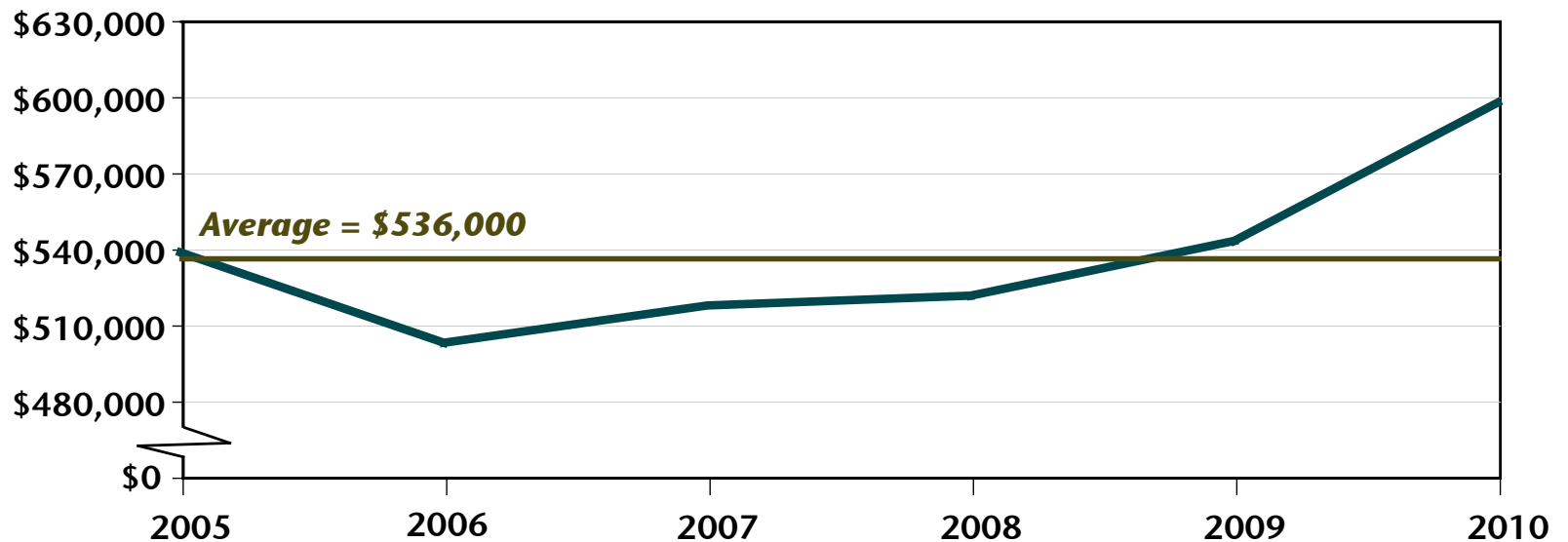


CDBG – Eligible Activities

- Reconstruction/rehabilitation of homes or other property.
- Property acquisition for public purposes.
- Construction of public facilities and improvements.
- Demolition of property to prepare land for other uses.
- Provision of employment assistance (e.g., employment training programs).
- Provision of public services for special needs populations, including youth, persons with disabilities, persons who are homeless, seniors, victims of domestic violence and for persons with HIV/AIDS.

Historical Amounts of McKinney HUD Funds

- Administered by the McKinney Community Services Dept.
- Received an average of \$536,000 over the last 5 years
- FY2010 allocation: \$597,046
- City also applies for HOME funds from the state for their Down Payment Assistance program



Consolidated Plan Research Process

- Citizen Participation Plan
 - Community and stakeholder meeting
 - Key person interviews
 - Resident survey
 - Draft plan and comment period
- Demographic and socioeconomic analysis
- Housing market analysis
- Analysis of special needs populations
- Five-year strategic plan

Who Lives in McKinney?

Population:

- Fast growing city!
- 2010 population: 126,900
- 2000 population: 54,400

Race and Ethnicity:

- Race: 80% White; 13% African American; 4% Asian
- Ethnicity: 84% Non-Hispanic; 16% Hispanic

Age:

- Large proportion of young adults (aged 25 to 44)
- Since 2000, population has aged into Baby Boomers

Who Lives in McKinney?

Income:

- 2008 median household income: \$82,403
- Higher than the State (\$50,043); equal to Collin County (\$82,395)

Poverty:

- 8% of residents living in poverty
- Highest poverty rates were for college aged adults (18%) and school aged children (12%)

Economy:

- Collin County and McKinney are attractive places for employees to locate. Economy is diverse; jobs are high paying
- Unemployment rates around 8%; better than the U.S. as a whole

Housing Characteristics

Tenure:

- 74% owner; 26% renter
- Renter concentrations in eastern portion of McKinney

Housing characteristics:

- Most housing is new, consistent with growth trends
- Primarily single family homes

Building Permits, City of McKinney, 2000 to 2009

Type	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Single family	2,239	2,554	2,150	2,795	3,005	3,400	2,978	1,662	987	943
2 to 5 units	4	0	14	0	0	0	20	22	0	0
5 or more units	0	1,109	248	280	0	434	316	54	807	1,008
Total	2,243	3,663	2,412	3,075	3,005	3,834	3,314	1,738	1,794	1,951
Single family	100%	70%	89%	91%	100%	89%	90%	96%	55%	48%
2 to 5 units	0%	0%	1%	0%	0%	0%	1%	1%	0%	0%
5 or more units	0%	30%	10%	9%	0%	11%	10%	3%	45%	52%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Source: Census Building Permit Estimates.

Cost of Housing

Rent:

- Median rent of \$948 (2008). Would need to earn \$37,900 to afford median rent. Affordable to 42% of renter households
- Shortage of affordable rental units (1,400) for renters earning less than \$25,000 in McKinney

Owner:

- Average sales price of homes in the last 2 ½ years:
 - \$214,839 (2008)
 - \$211,233 (2009)
 - \$196,959 (2010)

Cost of Housing

Owner (cont.):

MLS Sales, City of McKinney, 2008 to 2010

Source:
MLS, 2010.

	2008		
	Number	Median	Average
Condo	11	\$130,000	\$132,129
Half-Duplex	1	\$73,000	\$73,000
Single Family	2,302	\$179,900	\$216,864
Townhome	54	\$147,000	\$149,227
All Sold Listings	2,368	\$177,550	\$214,839
	2009		
	Number	Median	Average
Condo	13	\$129,773	\$131,993
Half-Duplex	0	NA	NA
Single Family	2358	\$178,800	\$214,139
Townhome	81	\$137,500	\$139,332
All Sold Listings	2,452	\$175,500	\$211,233
	2010		
	Number	Median	Average
Condo	9	\$137,750	\$139,894
Half-Duplex	0	NA	NA
Single Family	962	\$175,500	\$198,461
Townhome	17	\$145,000	\$142,277
All Sold Listings	988	\$175,000	\$196,959

Cost of Housing

Owner (cont.):

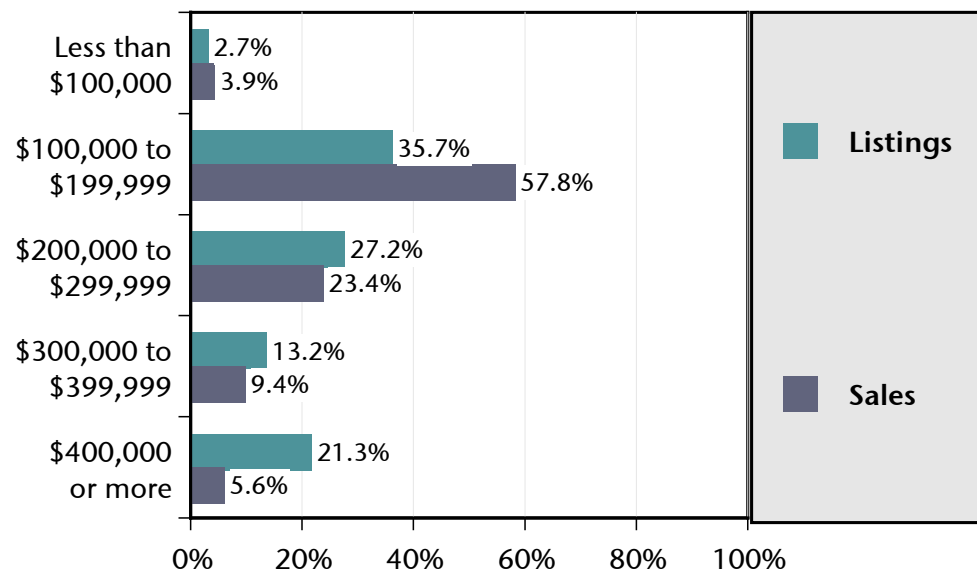
Current Listings, City of McKinney, 2010

	Number on the Market	Median Listing Price	Average Listing Price	Average Square Feet	Average Days on the Market	Average Year of Construction
Condo	6	\$ 172,450	\$ 225,150	1,997	41	2007
Half-Duplex	1	\$ 226,500	\$ 226,500	1,550	10	2010
Single Family	961	\$ 240,000	\$ 316,038	3,056	86	1998
Townhome	40	\$ 129,900	\$ 157,720	1,652	88	2006
All Listings	1,008	\$ 239,000	\$ 309,119	2,992	86	1998

Source: MLS, 2010.

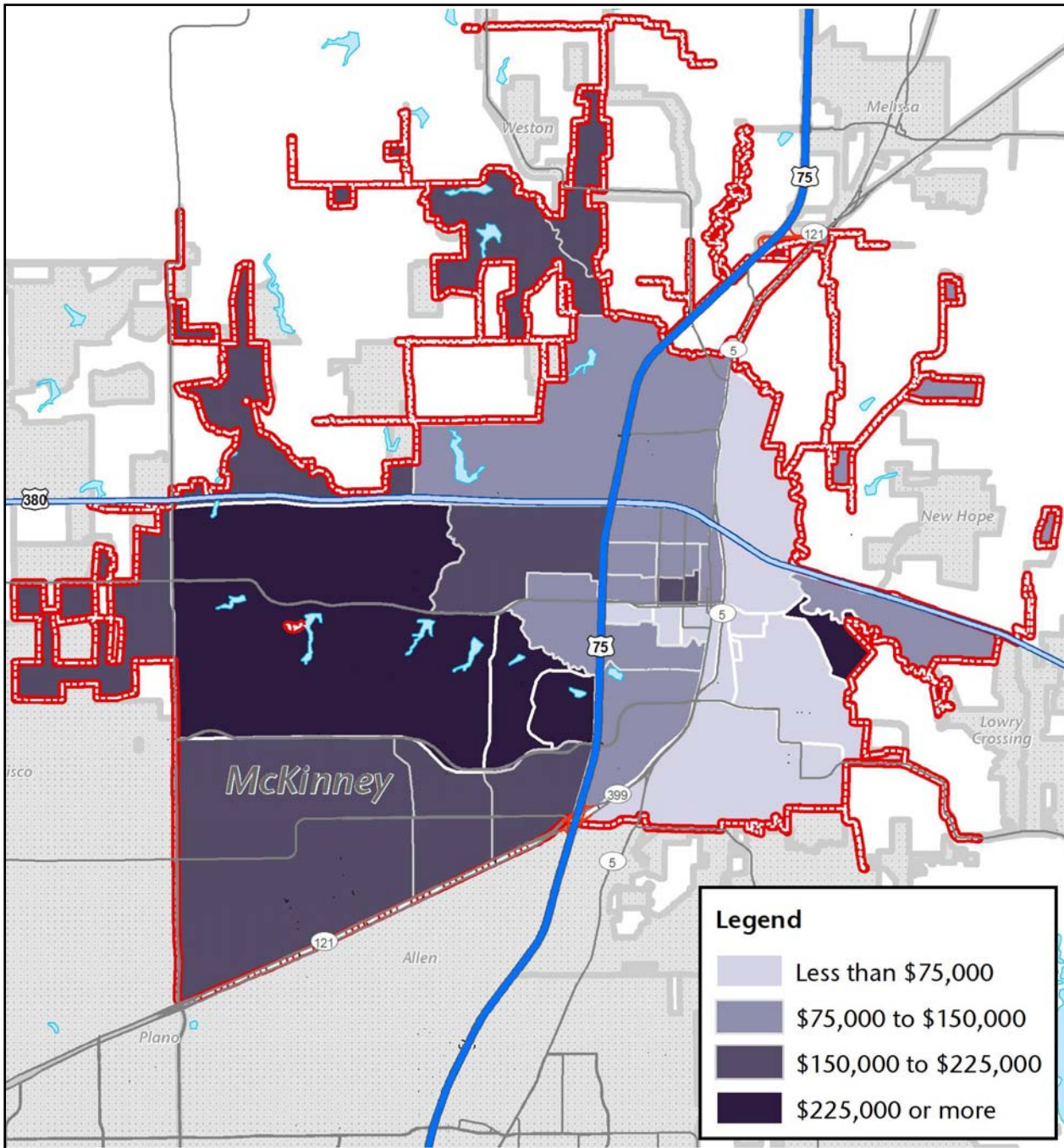
Price Distribution of 2010 MLS Listings and 2008 to 2010 MLS Sales, City of McKinney

Source: MLS, 2010.



Median Owner-Occupied Housing Unit Value

■ 2008 Median Housing Value = \$191,000



Housing Needs

How do we evaluate housing needs?

- Renters looking for affordable rental units
- Renters looking for a home to purchase
- Owners looking for another affordable home
- Level of cost-burden of renters and owners

Housing Needs

■ Renters looking for rental units:

Rental Gaps Analysis, City of McKinney, 2008

Income Range		Renters		Maximum Affordable Rent	Total Rental Units and Vouchers		Rental Gap
		Number	Percentage		Number	Percentage	
\$0	\$14,999	939	9%	\$ 275	582	5%	-357
\$15,000	\$24,999	1,917	18%	\$ 525	1,131	9%	-786
\$25,000	\$34,999	1,057	10%	\$ 775	5,340	45%	4,283
\$35,000	\$49,999	2,659	25%	\$ 1,150	2,692	22%	33
\$50,000	\$74,999	1,767	17%	\$ 1,775	1,962	16%	195
\$75,000	\$99,999	1,505	14%	\$ 2,400	279	2%	-1,226
\$100,000	\$149,999	639	6%	\$ 3,650	0	0%	-639
\$150,000	\$500,000	0	0%	\$ 3,651	0	0%	0
Total		10,483	100%		11,985	100%	

Source: 2008 American Community Survey and BBC Research & Consulting.

Housing Needs

■ Renters looking for homeownership opportunities:

Homeownership Gaps for Renters, City of McKinney, 2008

Income Range	Renters		Maximum Affordable Home Price	Current MLS Listings	Percent All Units	Cumulative Percentage Available	Units Available per Renter Household	Difference in Proportions	
	Number	Proportion							
\$0	\$14,999	939	9%	\$ 42,686	0	0%	0%	0.00	-9%
\$15,000	\$24,999	1,917	18%	\$ 81,494	10	1%	1%	0.01	-17%
\$25,000	\$34,999	1,057	10%	\$ 120,303	42	4%	5%	0.04	-6%
\$35,000	\$49,999	2,659	25%	\$ 178,516	334	33%	38%	0.13	8%
\$50,000	\$74,999	1,767	17%	\$ 275,538	230	23%	61%	0.13	6%
\$75,000	\$99,999	1,505	14%	\$ 372,559	141	14%	75%	0.09	0%
\$100,000	\$149,999	639	6%	\$ 566,603	139	14%	89%	0.22	8%
\$150,000	\$500,000	0	0%	\$ 566,604	111	11%	100%	0.00	11%
Total		10,483	100%		1,007	100%			

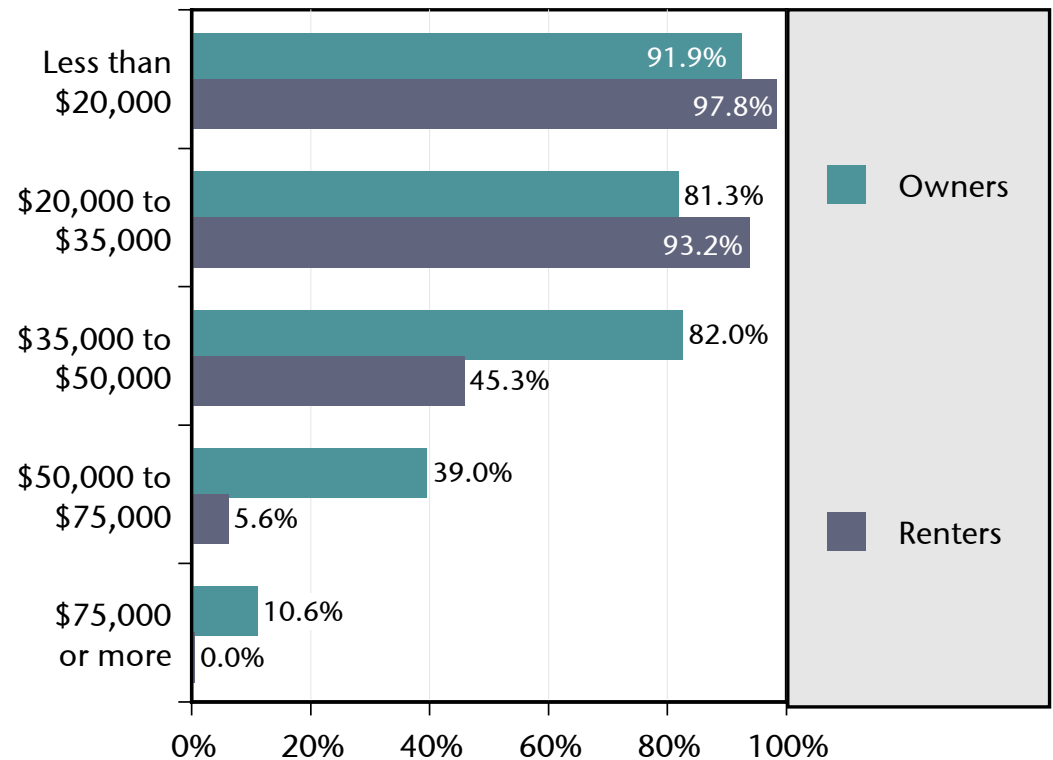
Source: 2008 American Community Survey and BBC Research & Consulting.

Housing Needs

■ Cost Burden:

Percent Cost Burdened by Tenure, City of McKinney, 2008

Source:
U.S. Department of Housing & Urban Development, 2007 American Community Survey, and BBC Research & Consulting.



Five Year Strategic Plan

Strategy 1. Improve the condition of housing occupied by the city's lowest income homeowners and preserve affordable housing stock

Strategy 2. Support organizations that assist the city's special needs populations

Strategy 3. Provide supportive services for residents who encounter homelessness or have a need of prevention

Strategy 4. Increase homeownership opportunities for low and moderate income households

Five Year Strategic Plan: Strategy 1

Improve the condition of housing occupied by the city's lowest income homeowners and preserve affordable housing stock

Objective 1: Continue to administer the home rehabilitation program, with an emphasis on the older and historic neighborhoods east of McDonald Street

2010 Goal: 16 to 20 units

Objective 2: Support programs that develop and preserve affordable housing. Continue to implement the Land Disposition Policy.

2010 Goal: 40 homebuyers

Five Year Strategic Plan: Strategy 2

Support organizations that assist the city's special needs populations

Objective 1: Allocate 15% of CDBG to fund the operations of a variety of social service and housing providers who assist the city's special needs populations

2010 Goal: Provide \$89,500 to local organizations

Objective 2: Continue the P.R.I.D.E. program in CDBG eligible areas

2010 Goal: Continued administration

Five Year Strategic Plan: Strategy 3

Provide supportive services for residents who encounter homelessness or have a need of prevention.

Objective 1: Be involved in the Collin County Continuum of Care

2010 Goal: Monthly meeting attendance

Objective 2: Participate in homeless count

2010 Goal: Participation in subcommittee

Objective 3: Provide supportive service funds for shelter residents

2010 Goal: \$7,500

Objective 4: Continue funding programs that provide short-term rental, mortgage and utility assistance

2010 Goal: \$12,000

Five Year Strategic Plan: Strategy 4

Increase homeownership opportunities for low and moderate income households

Objective 1: Down payment assistance program

2010 Goal: 30 homebuyers

Objective 2: Provide or support housing education for low and moderate homebuyers

2010 Goal: 30 homebuyers

Objective 3: Continue the Affordable Housing Builder's Incentive program

2010 Goal: Administer the policy

2010 Action Plan Activities

ID	Project/Program	Sub recipient	CDBG Funding
PUBLIC SERVICES			
05M — Health Services			
	<i>Dental Services:</i> Funds used for oral hygiene, routine dental health education and care, cleanings and extractions for children, youth and seniors who are ineligible or have no dental insurance.	Community Dental Health	\$ 6,700
	<i>Medical Services:</i> Funds used medical staff support to provide after-hour primary and preventive care services for low to mod income children	Physicians for Children, McKinney Clinic	\$ 5,400
	<i>Health Care Services:</i> Funds used to support salary portion of medical nurse fractioned for day clinic to benefit McKinney underserved or uninsured clients.	Children & Community Health Center	\$ 7,700
5 — Public Services			
	Support Services including individual and group counseling and employment services.	The Samaritan Inn*	\$ 7,500
05A — Senior Services			
	Meals on Wheels Program for Senior Citizens to provide Noon Meal Delivery, age 62 and older.	Collin County Committee on Aging *	\$ 12,600
05D — Youth Services			
	Funds used for fuel costs to service transportation for at-risk boys and girls to after-school youth program.	Boys & Girls Clubs of Collin County	\$ 6,300
	One Child at a Time Program: Dropout prevention program to provide academic support for at-risk students at Webb Elementary School	Communities In Schools	\$ 5,400
	Day Camp summer activities to benefit youth of McKinney Housing Authority, ages 6 to 12	Collin County Adventure Camp, YMCA of Metropolitan Dallas	\$ 5,800
05L — Child Care Services			
	Summer program, to benefit low to moderate income children, ages 2-5	Holy Family School	\$ 5,500
05N — Abused/Neglected Children			
	Clinical Therapy /Case Mgmt Services for abused or neglected children	Children’s Advocacy Center of Collin County*	\$ 6,700
05O — Mental Health Services			
	Mental Health Counseling – AIDS/HIV clients	Health Services of North Texas	\$ 6,400
05Q — Subsistence Payments			
	Emergency Housing and Utility assistance	Community Lifeline Center	\$ 5,200
	Emergency Housing and Utility assistance	The Salvation Army, McKinney Corps	\$ 6,800

2010 Action Plan Activities (cont'd)

ID	Project/Program	Sub recipient	CDBG Funding
NON-PUBLIC SERVICES			
1 — Acquisition of Real Property			
	Land Acquisition to fund 8 vacant lots to build affordable single family homes for a total of 40 persons	North Collin County Habitat for Humanity	\$ 35,000
3 — Abused and Neglected Children Facilities			
	Accessibility and Safety Improvements to facility where abused or neglected children receive counseling and supervised visitation services by mandated volunteer advocates.	CASA of Collin County *	\$ 4,000
14A — Single-Family Housing Rehabs			
	Funds used for operations of the Housing Rehabilitation Program. Costs include direct services for up to 17 units of home repairs and program costs to support program.	Housing Rehabilitation Program (Emergency Repairs and Major Rehabilitation)	\$ 349,081
21 A — General Grant Program Administration			
	Admin and Planning Costs to administer the CDBG Program	City of McKinney	\$ 119,409
Total FY 2010-2011 Allocated			\$597,046
Total Funds to be Awarded			\$595,490

Your Input

- What do you think the greatest housing and community development needs are in McKinney?
- What would you change about the Consolidated Plan or 2010 Action Plan, if anything?
- Are the characteristics of McKinney we've described consistent with your perception of McKinney?



Next Steps

- **Public comment period:** July 2nd through August 3rd

Ways to comment:

- **Complete a public comment sheet**
- **Email :** sbest@mckinneytexas.org; or
haggeler@bbcresearch.com
- **Send a letter:** City of McKinney Community Services Dept.
Attn: Shirletta Best
314 S. Chestnut Street, #101
McKinney, Texas 75069
- **Public hearing:** August 2nd before City Council
- **Submittal to HUD:** August 13th

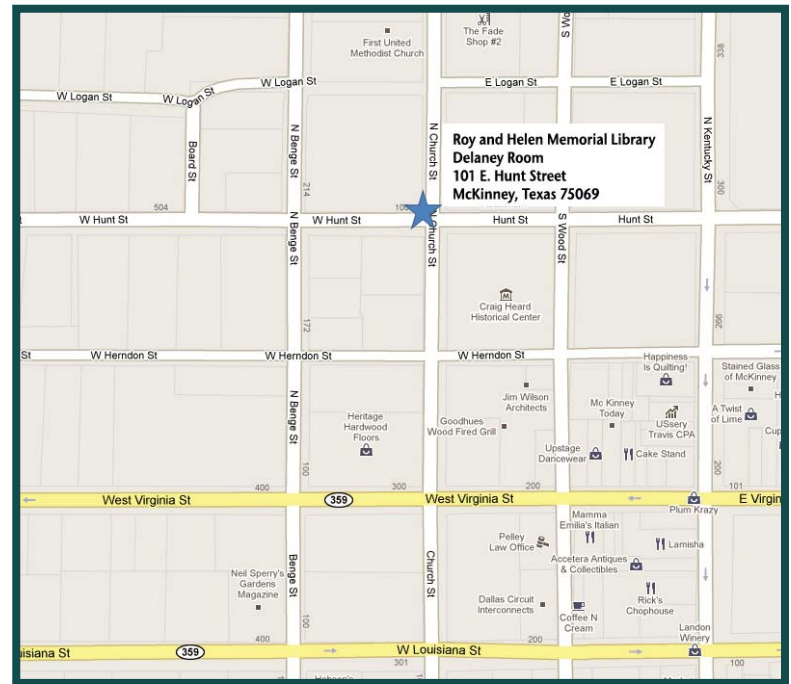


Please join us...

...for a community discussion about the housing market and neighborhood conditions.

The Community Services Department of the City of McKinney will host a Community Forum to understand community needs and gain participation to shape the City's five-year Housing and Community Development Consolidated Plan. Join community leaders and residents at the **Delaney Room of the Roy and Helen Hall Memorial Library, 101 E. Hunt Street on July 8, 2010 at 6:00 PM.**

Participants will be asked to comment and help prepare our City's plan, which includes community needs, resources and priorities for housing and community development activities funded with grants under the U.S. Department of Housing and Urban Development (HUD).



For more information, contact the CDBG Office at 972-547-7577 or visit the website at www.mckinneytexas.org.

Housing and Community Development Needs Survey

Official Resident Survey – We Want to Hear From You!



Each year, the City of McKinney receives funds from the U.S. Department of Housing and Urban Development to use for community development, housing and social services. McKinney wants you to have a voice in how the City invests this money. Please assist us by filling out this survey.

As you fill out this survey, please consider the needs in your neighborhood and how they can be addressed. Rate the need level for each of the following items and fill in the circle that best applies. When filling in these circles, gauge your choice using the scale of 1 to 4; “1” indicates the lowest need, and “4” indicates the highest need.

Check if it applies to you:

- I am 62 years or older
- I am 18 years or younger
- I am disabled
- I am a female head of household

Community Facilities	Lowest Need Highest Need			
	1	2	3	4
Child Care Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Stations & Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Care Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Park & Recreational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Infrastructure	Lowest Need Highest Need			
	1	2	3	4
ADA/Handicapped Accessibility Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drainage Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street/Alley Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalk Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water/Sewer Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Special Needs	Lowest Need Highest Need			
	1	2	3	4
Centers/Services for Disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Domestic Violence Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless Shelters/ Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing for Disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing for Large Families	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing for Foster Youth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIV/AIDS Centers & Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mental Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neglected/Abused Children Center and Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Special Needs (continued)	Lowest Need Highest Need			
	1	2	3	4
Senior Activities/Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Substance Abuse Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Activities/Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Community Services	Lowest Need Highest Need			
	1	2	3	4
Anti-Crime Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child Care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fair Housing/Legal Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Neighborhood Services	Lowest Need Highest Need			
	1	2	3	4
Cleanup of Abandoned Lots and Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Code Enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Graffiti Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash & Debris Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tree Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Businesses & Jobs	Lowest Need Highest Need			
	1	2	3	4
Business Mentoring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial/Industrial Rehabilitation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facade Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Job Creation/Retention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small Business Loans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Start-up Business Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Housing	Lowest Need Highest Need			
	1	2	3	4
Affordable Housing to Buy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable Housing to Rent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Assistance for First-Time Buyers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy Efficiency Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Handicapped Accessibility Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lead-Based Paint Testing/Abatement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Owner-Occupied Housing Rehab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Housing Rehab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please return the survey by mail, fax or by responding to the survey online, using the following information:

BBC Research & Consulting
 3773 Cherry Creek N. Dr.
 Suite 850
 Denver, Colorado 80209-3868

fax: (303) 399-0448

email: aggeler@bbcresearch.com

online: <http://www.surveymonkey.com/s/VSDYBC7>

APPENDIX C.
Public Comments

Healthcare Committee of Collin County, Texas
Marge Langteau, Leadership Team
214-505-9586
www.collinhealthcare.org
margelangteau@verizon.net

I wanted to share our concerns about housing for the Mentally Ill and drug reentry programs. We see the McKinney area being a perfect location for a housing project of this nature and I am hoping we can pursue some blended funding options including HUD/CDBG funding. Let me know if this is something that could be a part of your research to pursue.

APPENDIX D.
HUD Needs Tables and Projects

TABLE 3B ANNUAL HOUSING COMPLETION GOALS (city of McKinney)

ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	Annual Expected Number Completed	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance (Subsistence Pmts)	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Rental Goals	25	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units (TDHCA /reconstruction)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance (THDCA funds)	32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Owner Goals	57	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Homeless	59	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-Homeless		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Needs		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Housing	59	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS					
Annual Rental Housing Goal	25	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	57	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	141	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds.

Housing Needs Table		Grantee: CITY OF MCKINNEY															Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income HIV/AIDS Population			
		Only complete blue sections. Do NOT type in sections other than blue.																		% of Goal	% HSHLD				# HSHLD		
		Current % of Households	Current Number of Households	3-5 Year Quantities																							
Year 1				Year 2		Year 3		Year 4*		Year 5*		Multi-Year		Goal	Actual	Goal	Actual	Goal	Actual								
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual							Goal	Actual						
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	229											0	####				100%		Y	4005			
			Any housing problems	69.9	160											0	####						0				
			Cost Burden > 30%	69.9	160											0	####										
			Cost Burden >50%	56.8	130											0	####										
	Renter	Small Related	NUMBER OF HOUSEHOLDS	100%	323										0	####	H	Y	CDBG								
			With Any Housing Problems	72.1	233	25									0	####											
			Cost Burden > 30%	70.9	229										0	####											
			Cost Burden >50%	60.4	195										0	####											
	Renter	Large Related	NUMBER OF HOUSEHOLDS	100%	114										0	####											
			With Any Housing Problems	96.5	110										0	####											
			Cost Burden > 30%	78.9	90										0	####											
			Cost Burden >50%	48.2	55										0	####											
Renter	All other hshold	NUMBER OF HOUSEHOLDS	100%	223										0	####												
		With Any Housing Problems	75.3	168										0	####												
		Cost Burden > 30%	70.9	158										0	####												
		Cost Burden >50%	46.6	104										0	####												
Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	228										0	####												
		With Any Housing Problems	78.1	178										0	####												
		Cost Burden > 30%	78.1	178										0	####												
		Cost Burden >50%	39.5	90										0	####												
	Owner	Small Related	NUMBER OF HOUSEHOLDS	100%	153										0	####	H	Y	CDBG								
			With Any Housing Problems	87.6	134	25									0	####											
			Cost Burden > 30%	87.6	134										0	####											
			Cost Burden >50%	75.2	115										0	####											
	Owner	Large Related	NUMBER OF HOUSEHOLDS	100%	39										0	####											
			With Any Housing Problems	100.0	39										0	####											
			Cost Burden > 30%	89.7	35										0	####											
			Cost Burden >50%	89.7	35										0	####											
Owner	All other hshold	NUMBER OF HOUSEHOLDS	100%	75										0	####												
		With Any Housing Problems	86.7	65										0	####												
		Cost Burden > 30%	86.7	65										0	####												
		Cost Burden >50%	86.7	65										0	####												
all Related	Elderly	NUMBER OF HOUSEHOLDS	100%	88										0	####						100%						
		With Any Housing Problems	72.7	64										0	####							0					
		Cost Burden > 30%	72.7	64										0	####												
		Cost Burden >50%	39.8	35										0	####												
	all Related	NUMBER OF HOUSEHOLDS	100%	372										0	####												
		With Any Housing Problems	78.8	293										0	####												
		Cost Burden > 30%	77.7	289									0	####													

Housing Needs Table		Grantee: CITY OF MCKINNEY																									
		Only complete blue sections. Do NOT type in sections other than blue.																									
		Current % of Households	Current Number of Households	3-5 Year Quantities										% of Goal	Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income HIV/AIDS Population					
				Year 1		Year 2		Year 3		Year 4*		Year 5*						Multi-Year					% HSHLD	# HSHLD			
		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual										
Household Income > 30 to <= 50% MFI	Renter	Sm	Cost Burden >50%	15.9	59												0	####									
		Large Related	NUMBER OF HOUSEHOLDS	100%	174																						
			With Any Housing Problems	94.3	164												0	####									
			Cost Burden > 30%	63.2	110												0	####									
	All other hshold	Large Related	Cost Burden >50%	0.0	0											0	####										
		Small Related	NUMBER OF HOUSEHOLDS	100%	269																						
			With Any Housing Problems	81.4	219											0	####										
			Cost Burden > 30%	79.9	215											0	####										
	Elderly	Large Related	Cost Burden >50%	29.7	80											0	####										
		Small Related	NUMBER OF HOUSEHOLDS	100%	243																						
			With Any Housing Problems	42.8	104											0	####										
			Cost Burden > 30%	4238.0	10298											0	####										
Owner	Small Related	Large Related	Cost Burden >50%	6.2	15										0	####											
		Large Related	NUMBER OF HOUSEHOLDS	100%	208																						
			With Any Housing Problems	71.2	148											0	####										
			Cost Burden > 30%	67.3	140											0	####										
	All other hshold	Large Related	Cost Burden >50%	38.5	80										0	####											
		Small Related	NUMBER OF HOUSEHOLDS	100%	69																						
			With Any Housing Problems	72.5	50											0	####										
			Cost Burden > 30%	72.5	50											0	####										
	Elderly	Large Related	Cost Burden >50%	21.7	15										0	####											
		Small Related	NUMBER OF HOUSEHOLDS	100%	45																						
			With Any Housing Problems	10.0	5											0	####										
			Cost Burden > 30%	100.0	45											0	####										
to <= 80% MFI	Renter	Large Related	Cost Burden >50%	44.4	20										0	####											
		Small Related	NUMBER OF HOUSEHOLDS	100%	95																						
			With Any Housing Problems	57.9	55											0	####										
			Cost Burden > 30%	47.4	45											0	####										
	Owner	Large Related	Cost Burden >50%	10.5	10										0	####											
		Small Related	NUMBER OF HOUSEHOLDS	100%	549																						
			With Any Housing Problems	38.1	209											0	####										
			Cost Burden > 30%	29.0	159											0	####										
	All other hshold	Large Related	Cost Burden >50%	0.7	4										0	####											
		Small Related	NUMBER OF HOUSEHOLDS	100%	174																						
			With Any Housing Problems	65.5	114											0	####										
			Cost Burden > 30%	2.3	4											0	####										
Elderly	Large Related	Cost Burden >50%	0.0	0										0	####												
	Small Related	NUMBER OF HOUSEHOLDS	100%	519																							
All other hshold	Large Related	With Any Housing Problems	46.1	239										0	####												
	Small Related	With Any Housing Problems	46.1	239										0	####												

Housing Needs Table		Grantee: CITY OF MCKINNEY																										
		Only complete blue sections. Do NOT type in sections other than blue.																										
		Current % of Households	Current Number of Households	3-5 Year Quantities												% of Goal	Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income HIV/AIDS Population				
Year 1				Year 2		Year 3		Year 4*		Year 5*		Multi-Year		% HSHLD	# HSHLD													
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual											
Household Income >50	All other	Cost Burden > 30%	43.2	224														0	####									
		Cost Burden >50%	0.8	4														0	####									
	Elderly	NUMBER OF HOUSEHOLDS	100%	342																								
		With Any Housing Problems	17.0	58														0	####									
		Cost Burden > 30%	17.0	58														0	####									
	Small Related	Cost Burden >50%	5.8	20														0	####									
		NUMBER OF HOUSEHOLDS	100%	629																								
		With Any Housing Problems	56.3	354														0	####									
	Large Related	Cost Burden > 30%	50.7	319														0	####									
		Cost Burden >50%	22.9	144	32													0	####	H	Y	TDHCA						
		NUMBER OF HOUSEHOLDS	100%	203																								
	All other hshold	With Any Housing Problems	75.4	153														0	####									
		Cost Burden > 30%	48.3	98														0	####									
		Cost Burden >50%	16.7	34														0	####									
	Owner	NUMBER OF HOUSEHOLDS	100%	145																								
		With Any Housing Problems	75.9	110														0	####									
		Cost Burden > 30%	75.9	110														0	####									
	Owner	Cost Burden >50%	31.0	45														0	####									
Total Any Housing Problem				50	0	0	0	0	0	0	0	0	0	0	0	0	0											
Total 215 Renter				25																								
Total 215 Owner			57																									
Total 215			82	0	0	0	0	0	0	0	0	0	0	0	0	0												
																	Total Disabled		0									
																	Tot. Elderly	619	Total Lead Hazard		4005							
																	Tot. Sm. Related	3239	Total Renters		4452							
																	Tot. Lg. Related	1156	Total Owners		13607							

Jurisdiction						
Housing Market Analysis						
<i>Complete cells in blue.</i>						
	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Housing Stock Inventory						
Affordability Mismatch						
Occupied Units: Renter		2160	2110	1069	5339	
Occupied Units: Owner		180	1030	11633	12843	
Vacant Units: For Rent	13%	260	415	33	708	
Vacant Units: For Sale	2%	0	10	295	305	
Total Units Occupied & Vacant		2600	3565	13030	19195	0
Rents: Applicable FMRs (in \$s)		\$669-740	894	1,165		
Rent Affordable at 30% of 50% of MFI (in \$s)		\$358-684	\$461-769	\$512-854		
Public Housing Units						
Occupied Units		62	55	42	159	
Vacant Units		12	19	10	41	
Total Units Occupied & Vacant		74	74	52	200	0
Rehabilitation Needs (in \$s)					0	

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population		Sheltered		Un-sheltered	Total	Jurisdiction														
		Emergency	Transitional			Data Quality														
1. Homeless Individuals		87	0	3	90	▼														
2. Homeless Families with Children		0	0	0	0															
2a. Persons in Homeless with Children Families		0	0	0	0															
Total (lines 1 + 2a)		87	0	3	90															
Part 2: Homeless Subpopulations		Sheltered		Un-sheltered	Total	Jurisdiction														
						Data Quality														
1. Chronically Homeless		0	0	3	3	▼														
2. Severely Mentally Ill		0	0	0	0															
3. Chronic Substance Abuse		0	0	0	0															
4. Veterans		0	0	0	0															
5. Persons with HIV/AIDS		0	0	0	0															
6. Victims of Domestic Violence		0	0	0	0															
7. Youth (Under 18 years of age)		534	0	0	534															
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y/N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	87	121	-34	59	0	0	0	0	0	0	0	0	0	59	0	0%	M	Y	CDBG
	Transitional Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Permanent Supportive Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Total	87	121	-34	59	0	0	0	0	0	0	0	0	0	59	0	0%			
Chronically Homeless																				

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y, N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Transitional Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Permanent Supportive Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###			

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total		
					Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete			
Housing Needed	52. Elderly	1365	0	1365	10	0	0	0	0	0	0	0	0	0	10	0	0%
	53. Frail Elderly	557.1	0	557.1	0	0	0	0	0	0	0	0	0	0	0	0	####
	54. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	55. Developmentally Disabled	598.9	0	598.9	0	0	0	0	0	0	0	0	0	0	0	0	####
	56. Physically Disabled	1811	0	1811	0	0	0	0	0	0	0	0	0	0	0	0	####
	57. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	58. Persons w/ HIV/AIDS & their families	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	59. Public Housing Residents	442	0	442	0	0	0	0	0	0	0	0	0	0	0	0	####
	Total	4774	0	4774	10	0	0	0	0	0	0	0	0	0	10	0	0%
Supportive Services Needed	60. Elderly	1425	0	1425	50	0	0	0	0	0	0	0	0	50	0	0%	
	61. Frail Elderly	673.5	0	673.5	0	0	0	0	0	0	0	0	0	0	0	0	####
	62. Persons w/ Severe Mental Illness	684	0	684	0	0	0	0	0	0	0	0	0	0	0	0	####
	63. Developmentally Disabled	598.9	0	598.9	0	0	0	0	0	0	0	0	0	0	0	0	####
	64. Physically Disabled	591	0	591	0	0	0	0	0	0	0	0	0	0	0	0	####
	65. Alcohol/Other Drug Addicted	8810	0	8810	0	0	0	0	0	0	0	0	0	0	0	0	####
	66. Persons w/ HIV/AIDS & their families	133.4	0	133.4	14	0	0	0	0	0	0	0	0	0	14	0	0%
	67. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
Total	12915	0	12915	64	0	0	0	0	0	0	0	0	0	64	0	0%	

CITY OF MCKINNEY

Only complete blue sections.

Housing and Community Development Activities				5-Year Quantities														
				Needs	Current	Gap	Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative	
							Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
01 Acquisition of Real Property 570.201(a)				X	0	###	8								8	0		
02 Disposition 570.201(b)				0	0	0									0	0		
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)			0	0	0									0	0		
	03A Senior Centers 570.201(c)			0	0	0									0	0		
	03B Handicapped Centers 570.201(c)			0	0	0									0	0		
	03C Homeless Facilities (not operating costs) 570.201(c)			0	0	0									0	0		
	03D Youth Centers 570.201(c)			0	0	0									0	0		
	03E Neighborhood Facilities 570.201(c)			0	0	0									0	0		
	03F Parks, Recreational Facilities 570.201(c)			0	0	0									0	0		
	03G Parking Facilities 570.201(c)			0	0	0									0	0		
	03H Solid Waste Disposal Improvements 570.201(c)			0	0	0									0	0		
	03I Flood Drain Improvements 570.201(c)			0	0	0									0	0		
	03J Water/Sewer Improvements 570.201(c)			0	0	0									0	0		
	03K Street Improvements 570.201(c)			0	0	0									0	0		
	03L Sidewalks 570.201(c)			0	0	0									0	0		
	03M Child Care Centers 570.201(c)			0	0	0									0	0		
	03N Tree Planting 570.201(c)			0	0	0									0	0		
	03O Fire Stations/Equipment 570.201(c)			0	0	0									0	0		
	03P Health Facilities 570.201(c)			0	0	0									0	0		
03Q Abused and Neglected Children Facilities 570.201(c)			0	0	0									0	0			
03R Asbestos Removal 570.201(c)			0	0	0									0	0			
03S Facilities for AIDS Patients (not operating costs) 570.201(c)			0	0	0									0	0			
03T Operating Costs of Homeless/AIDS Patients Programs			0	0	0									0	0			
04 Clearance and Demolition 570.201(d)				0	0	0									0	0		
04A Clean-up of Contaminated Sites 570.201(d)				0	0	0									0	0		
Public Services	05 Public Services (General) 570.201(e)			X	0	###	59								59	0		
	05A Senior Services 570.201(e)			X	0	###	50								50	0		
	05B Handicapped Services 570.201(e)			X	0	###									0	0		
	05C Legal Services 570.201(E)			0	0	0									0	0		
	05D Youth Services 570.201(e)			X	0	###	240								240	0		
	05E Transportation Services 570.201(e)			X	0	###									0	0		
	05F Substance Abuse Services 570.201(e)			0	0	0									0	0		
	05G Battered and Abused Spouses 570.201(e)			0	0	0									0	0		
	05H Employment Training 570.201(e)			X	0	###									0	0		
	05I Crime Awareness 570.201(e)			0	0	0									0	0		
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e))			0	0	0									0	0		
	05K Tenant/Landlord Counseling 570.201(e)			0	0	0									0	0		
	05L Child Care Services 570.201(e)			X	0	###									0	0		
	05M Health Services 570.201(e)			X	0	###	582								582	0		
	05N Abused and Neglected Children 570.201(e)			X	0	###	410								410	0		
05O Mental Health Services 570.201(e)			X	0	###	14								14	0			
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(c)			0	0	0									0	0			

CITY OF MCKINNEY

Only complete blue sections.

Housing and Community Development Activities	Needs	Current	Gap	5-Year Quantities													
				Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative			
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual		
05Q Subsistence Payments 570.204	X	0	###	25											25	0	
05R Homeownership Assistance (not direct) 570.204	0	0	0												0	0	
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	0	0	0												0	0	
05T Security Deposits (if HOME, not part of 5% Admin c	0	0	0												0	0	
06 Interim Assistance 570.201(f)	0	0	0												0	0	
07 Urban Renewal Completion 570.201(h)	0	0	0												0	0	
08 Relocation 570.201(i)	0	0	0												0	0	
09 Loss of Rental Income 570.201(j)	0	0	0												0	0	
10 Removal of Architectural Barriers 570.201(k)	X	0	###												0	0	
11 Privately Owned Utilities 570.201(l)	0	0	0												0	0	
12 Construction of Housing 570.201(m)	0	0	0												0	0	
13 Direct Homeownership Assistance 570.201(n)	0	0	0												0	0	
14A Rehab; Single-Unit Residential 570.202	X	0	###	17											17	0	
14B Rehab; Multi-Unit Residential 570.202	0	0	0												0	0	
14C Public Housing Modernization 570.202	0	0	0												0	0	
14D Rehab; Other Publicly-Owned Residential Buildings 570.202	0	0	0												0	0	
14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0												0	0	
14F Energy Efficiency Improvements 570.202	0	0	0												0	0	
14G Acquisition - for Rehabilitation 570.202	0	0	0												0	0	
14H Rehabilitation Administration 570.202	0	0	0												0	0	
14I Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0												0	0	
15 Code Enforcement 570.202(c)	0	0	0												0	0	
16A Residential Historic Preservation 570.202(d)	0	0	0												0	0	
16B Non-Residential Historic Preservation 570.202(d)	0	0	0												0	0	
17A CI Land Acquisition/Disposition 570.203(a)	0	0	0												0	0	
17B CI Infrastructure Development 570.203(a)	0	0	0												0	0	
17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0	0	0												0	0	
17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0												0	0	
18A ED Direct Financial Assistance to For-Profits 570.203(b)	0	0	0												0	0	
18B ED Technical Assistance 570.203(b)	0	0	0												0	0	
18C Micro-Enterprise Assistance	0	0	0												0	0	
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0												0	0	
19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0												0	0	
19C CDBG Non-profit Organization Capacity Building	0	0	0												0	0	
19D CDBG Assistance to Institutes of Higher Education	0	0	0												0	0	
19E CDBG Operation and Repair of Foreclosed Property	0	0	0												0	0	
19F Planned Repayment of Section 108 Loan Principal	0	0	0												0	0	
19G Unplanned Repayment of Section 108 Loan Principal	0	0	0												0	0	
19H State CDBG Technical Assistance to Grantees	0	0	0												0	0	
20 Planning 570.205	0	0	0												0	0	
21A General Program Administration 570.206	X	0	###												0	0	
21B Indirect Costs 570.206	0	0	0												0	0	

CITY OF MCKINNEY

Only complete blue sections.

Housing and Community Development Activities		Needs	Current	Gap	5-Year Quantities											
					Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative	
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
	21D Fair Housing Activities (subject to 20% Admin cap) 570.206	0	0	0											0	0
	21E Submissions or Applications for Federal Programs 570.206	0	0	0											0	0
	21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0											0	0
	21G HOME Security Deposits (subject to 5% cap)	0	0	0											0	0
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	0	0	0											0	0
	21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0											0	0
	22 Unprogrammed Funds	0	0	0											0	0
HOPWA	31J Facility based housing – development	0	0	0											0	0
	31K Facility based housing - operations	0	0	0											0	0
	31G Short term rent mortgage utility payments	0	0	0											0	0
	31F Tenant based rental assistance	0	0	0											0	0
	31E Supportive service	0	0	0											0	0
	31I Housing information services	0	0	0											0	0
	31H Resource identification	0	0	0											0	0
	31B Administration - grantee	0	0	0											0	0
31D Administration - project sponsor	0	0	0											0	0	
CDBG	Acquisition of existing rental units	0	0	0											0	0
	Production of new rental units	0	0	0											0	0
	Rehabilitation of existing rental units	0	0	0											0	0
	Rental assistance	0	0	0											0	0
	Acquisition of existing owner units	0	0	0											0	0
	Production of new owner units	0	0	0											0	0
	Rehabilitation of existing owner units	0	0	0											0	0
Homeownership assistance	0	0	0											0	0	
HOME	Acquisition of existing rental units	0	0	0											0	0
	Production of new rental units	0	0	0											0	0
	Rehabilitation of existing rental units	0	0	0											0	0
	Rental assistance	0	0	0											0	0
	Acquisition of existing owner units	0	0	0											0	0
	Production of new owner units	0	0	0											0	0
	Rehabilitation of existing owner units	0	0	0											0	0
Homeownership assistance	0	0	0											0	0	
Totals		0	0	0	1405	0	0	0	0	0	0	0	0	0	1405	0

Project Name: Planning and Administration						
Description:	IDIS Project #: <input type="text"/> UOG Code: TX 483348 McKinney					
Administrative costs utilized for training, advertising, office and other similar expenses of administrating the grant. Funding also includes the salary and benefits of the CDBG Administrator.						
Location:	Priority Need Category					
314 S. Chestnut Street, Suite 101 McKinney TX 75069	Select one: <input type="text" value="Planning/Administration"/>					
Expected Completion Date:	Explanation:					
9/30/2011	Planning and Grant Administration of the City's CDBG Program.					
Objective Category						
<input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
Outcome Categories	Specific Objectives					
<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1, <input type="text"/>					
	2, <input type="text"/>					
	3, <input type="text"/>					
Project-level Accomplishments	Accompl. Type: <input type="text"/>	Proposed	<input type="text"/>	Accompl. Type: <input type="text"/>	Proposed	<input type="text"/>
	<input type="text"/>	Underway	<input type="text"/>	<input type="text"/>	Underway	<input type="text"/>
	<input type="text"/>	Complete	<input type="text"/>	<input type="text"/>	Complete	<input type="text"/>
	Accompl. Type: <input type="text"/>	Proposed	<input type="text"/>	Accompl. Type: <input type="text"/>	Proposed	<input type="text"/>
	<input type="text"/>	Underway	<input type="text"/>	<input type="text"/>	Underway	<input type="text"/>
	<input type="text"/>	Complete	<input type="text"/>	<input type="text"/>	Complete	<input type="text"/>
	Accompl. Type: <input type="text"/>	Proposed	<input type="text"/>	Accompl. Type: <input type="text"/>	Proposed	<input type="text"/>
	<input type="text"/>	Underway	<input type="text"/>	<input type="text"/>	Underway	<input type="text"/>
	<input type="text"/>	Complete	<input type="text"/>	<input type="text"/>	Complete	<input type="text"/>
Proposed Outcome	Performance Measure	Actual Outcome				
21A General Program Administration 570.206 <input type="text"/>				Matrix Codes <input type="text"/>		
Matrix Codes <input type="text"/>				Matrix Codes <input type="text"/>		
Matrix Codes <input type="text"/>				Matrix Codes <input type="text"/>		
Program Year 5	Accompl. Type: <input type="text"/>	Proposed Amt.	119,409	Accompl. Type: <input type="text"/>	Proposed Amt.	<input type="text"/>
	<input type="text"/>	Actual Amount	<input type="text"/>	Fund Source: <input type="text"/>	Actual Amount	<input type="text"/>
	Fund Source: <input type="text"/>	Proposed Amt.	<input type="text"/>	Fund Source: <input type="text"/>	Proposed Amt.	<input type="text"/>
	<input type="text"/>	Proposed Units	<input type="text"/>	Accompl. Type: <input type="text"/>	Proposed Units	<input type="text"/>
	<input type="text"/>	Actual Units	<input type="text"/>	<input type="text"/>	Actual Units	<input type="text"/>
	Accompl. Type: <input type="text"/>	Proposed Units	<input type="text"/>	Accompl. Type: <input type="text"/>	Proposed Units	<input type="text"/>

Project Name: Meals on Wheels, Collin County Committee on Aging						
Description:	IDIS Project #: <input type="text"/> UOG Code: TX 483348 McKinney					
This FY2010-11 activity by the agency Collin County Committee on Aging (CCCOA) will provide funds to purchase food and delivery of noon meals for McKinney Seniors (age 62 and older).						
Location: 600 N. Tennessee Street, McKinney, TX 75069	Priority Need Category Select one: Public Services ▼ Explanation:					
Expected Completion Date: 9/30/2011	Specific Objectives 1, Improve the services for low/mod income persons ▼ 2, ▼ 3, ▼					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
Project-level Accomplishments	01 People ▼	Proposed	50	Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome	Performance Measure	Actual Outcome				
Accessibility for the purpose of creating suitable living environments.	# of low/mod income persons assisted					
05A Senior Services 570.201(e) ▼	Matrix Codes ▼					
Matrix Codes ▼	Matrix Codes ▼					
Matrix Codes ▼	Matrix Codes ▼					
Program Year 5	01 People ▼	Accompl. Type: ▼				
	CDBG ▼	Fund Source: ▼	Proposed Amt.	12,600	Proposed Amt.	
			Actual Amount		Actual Amount	
	Fund Source: ▼		Actual Amount		Actual Amount	
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units		
		Actual Units		Actual Units		
Accompl. Type: ▼	Actual Units	Accompl. Type: ▼	Actual Units			

Project Name: Mental Health Counseling							
Description:	IDIS Project #: UOG Code: TX 483348						
FY 2010-11 Funds will be used to pay a salary portion of the Mental Health Counselor for counseling to McKinney clients living with HIV/AIDS and helping clients through life skill challenges in dealing with the disease. (Agency formerly known as AIDS Services of North Texas.)							
Location: 2540 K. Avenue, Suite 500 Plano, TX 75074	Priority Need Category Select one: Public Services ▼						
Explanation:							
Project Name: 9/30/2011							
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity							
Specific Objectives							
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1, Improve the services for low/mod income persons ▼						
	2, ▼						
	3, ▼						
Project-level Accomplishments	01 People ▼	Proposed 14		Accompl. Type: ▼	Proposed		
		Underway			Underway		
		Complete			Complete		
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed		
		Underway			Underway		
		Complete			Complete		
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed		
		Underway			Underway		
		Complete			Complete		
Proposed Outcome	Performance Measure	Actual Outcome					
Accessibility for the purpose of creating suitable living environments	# of low/mod income persons assisted						
050 Mental Health Services 570.201(e) ▼	Matrix Codes ▼						
Matrix Codes ▼	Matrix Codes ▼						
Matrix Codes ▼	Matrix Codes ▼						
Program Year 5	01 People ▼	Accompl. Type: ▼			Accompl. Type: ▼		
	CDBG ▼	Proposed Amt. 6,400		Fund Source: ▼	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.		
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units		
		Actual Units			Actual Units		
Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units			

Project Name: Health Care Services, Children and Community Health Center							
Description:	IDIS Project #: <input type="text"/> UOG Code: TX 483348 McKinney						
FY 2010-11 Funding will provide support for Nurse-Practitioner or Physician's Assistant for healthcare activity serving low-income clinic patients, who have no means of insurance or those who are underinsured.							
Location:	Priority Need Category						
120 South Central Expressway McKinney, TX 75069	Select one: Public Services ▼						
Explanation:							
Expected Completion Date:							
9/30/2011							
Objective Category							
<input type="radio"/> Decent Housing							
<input checked="" type="radio"/> Suitable Living Environment							
<input type="radio"/> Economic Opportunity							
Outcome Categories	Specific Objectives						
<input type="checkbox"/> Availability/Accessibility	1 Improve the services for low/mod income persons ▼						
<input checked="" type="checkbox"/> Affordability	2, <input type="text"/> ▼						
<input type="checkbox"/> Sustainability	3, <input type="text"/> ▼						
Project-level Accomplishments	01 People ▼	Proposed	400		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
Proposed Outcome	Performance Measure	Actual Outcome					
Affordability for the purpose of creating suitable living environments	# of low/mod income persons assisted						
05M Health Services 570.201(e) ▼	Matrix Codes ▼						
Matrix Codes ▼	Matrix Codes ▼						
Matrix Codes ▼	Matrix Codes ▼						
Program Year 5	01 People ▼	Proposed Amt.	7,700		Accompl. Type: ▼	Proposed Amt.	
	CDBG ▼	Actual Amount			Fund Source: ▼	Actual Amount	
	Fund Source: ▼	Actual Amount			Fund Source: ▼	Actual Amount	
	Accompl. Type: ▼	Proposed Units			Accompl. Type: ▼	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type: ▼	Actual Units			Accompl. Type: ▼	Actual Units	

Project Name: Community At Risk Program, Communities In Schools												
Description:	IDIS Project #: UOG Code: TX 483348 McKinney											
FY 2010-11 Funds will be used to provide program support in dropout prevention program reaching low income, at-risk students at Webb Elementary.												
Location:	Priority Need Category											
810 East Louisiana Street, McKinney, TX 75069	Select one: Public Services ▼											
Explanation:												
Expected Completion Date:	<table border="1"> <tr> <td>9/30/2011</td> </tr> <tr> <td>Objective Category</td> </tr> <tr> <td> <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity </td> </tr> <tr> <td colspan="2">Specific Objectives</td> </tr> <tr> <td>Outcome Categories</td> <td>1, Improve the services for low/mod income persons ▼</td> </tr> <tr> <td> <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability </td> <td>2, ▼</td> </tr> <tr> <td></td> <td>3, ▼</td> </tr> </table>	9/30/2011	Objective Category	<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives		Outcome Categories	1, Improve the services for low/mod income persons ▼	<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2, ▼		3, ▼
9/30/2011												
Objective Category												
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity												
Specific Objectives												
Outcome Categories	1, Improve the services for low/mod income persons ▼											
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2, ▼											
	3, ▼											
01 People ▼	Proposed 20											
Accompl. Type: ▼	Proposed Underway Complete											
Accompl. Type: ▼	Proposed Underway Complete											
Accompl. Type: ▼	Proposed Underway Complete											
Proposed Outcome												
Accessibility for the purpose of creating suitable living environments												
Performance Measure												
# of low/mod income persons assisted												
Actual Outcome												
05D Youth Services 570.201(e) ▼ Matrix Codes ▼												
Matrix Codes ▼ Matrix Codes ▼												
Matrix Codes ▼ Matrix Codes ▼												
Program Year 5	01 People ▼											
	CDBG ▼											
	Fund Source: ▼											
	Proposed Amt. 5,400											
	Actual Amount											
	Proposed Amt.											
Accompl. Type: ▼												
Proposed Units												
Actual Units												
Proposed Units												

Project Name: Housing Rehabilitation Program							
Description:	IDIS Project #: UOG Code: TX 483348 McKinney						
Assistance primarily to low to mod neighborhoods located east of Highway 5. This area is racially diverse and has a substantial second-language population. A home repair loan program will be provide for more extensive repairs to qualified owners in need. A portion of funding includes rehab operations, including salary and benefits for the program support staff, Housing Rehabilitation Specialist and CDBG Coordinator. Min. of 5 homes - lead improvements							
Location:	Priority Need Category						
Sites undetermined at this time, CDBG office at 314 S. Chestnut Street, McKinney, TX 75069	Select one: Owner Occupied Housing ▼						
Explanation:							
9/30/2011							
Objective Category	Specific Objectives						
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity							
Outcome Categories	1 Improve the quality of owner housing ▼						
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2 Improve the services for low/mod income persons ▼						
	3 Improve access to affordable owner housing ▼						
Project-level Accomplishments	10 Housing Units ▼	Proposed	17		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	10 Housing Units ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
Proposed Outcome	Performance Measure	Actual Outcome					
Affordability for purpose of providing affordable housing	# of owner occupied units rehabilitated or improved						
14A Rehab; Single-Unit Residential 570.202 ▼	Matrix Codes ▼						
14I Lead-Based/Lead Hazard Test/Abate 570.202 ▼	Matrix Codes ▼						
14H Rehabilitation Administration 570.202 ▼	Matrix Codes ▼						
Program Year 5	04 Households ▼			Accompl. Type: ▼			
	Accompl. Type: ▼			Accompl. Type: ▼			
	CDBG ▼	Proposed Amt.	349,081	Fund Source: ▼		Proposed Amt.	
		Actual Amount				Actual Amount	
	Other ▼	Proposed Amt.		Fund Source: ▼		Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼		Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type: ▼	Actual Units		Accompl. Type: ▼		Actual Units	

Project Name: School Tuition for Low-income, pre-school children, Holy Family School					
Description:	IDIS Project #: _____ UOG Code: UOG Code				
Holy Family School provides pre-school for children ages 2 to 5, pre-kindergarten and summer school. This FY 2010-11 activity will provide funding for scholarships for low-income children.					
Location: 500 Throckmorton Street, McKinney, TX 75069	Priority Need Category Select one: Public Services ▼				
Explanation:					
Expected Completion Date: 9/30/2011	Specific Objectives				
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability					
1, Improve the services for low/mod income persons ▼					
2, _____ ▼					
3, _____ ▼					
Project-level Accomplishments	01 People ▼	Proposed	8	Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome		Performance Measure		Actual Outcome	
Affordability for purpose of creating suitable living environment		# of low-mod income persons assisted			
05L Child Care Services 570.201(e) ▼		Matrix Codes ▼			
Matrix Codes ▼		Matrix Codes ▼			
Matrix Codes ▼		Matrix Codes ▼			
Program Year 5	01 People ▼	Accompl. Type: ▼		Accompl. Type: ▼	
	CDBG ▼	Proposed Amt.	5,500	Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units
Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
Accompl. Type: ▼			Accompl. Type: ▼		

Project Name: Land Acquisition, North Collin County Habitat for Humanity							
Description:	IDIS Project #: UOG Code: TX 483348 McKinney FY 2010-11 Funds will be used toward the purchase of vacant lots in McKinney to build Habitat homes.						
Location:	Priority Need Category						
undetermined at this time. Area of focus in land within census tracts under Con Plan	Select one: Owner Occupied Housing ▼						
Explanation:							
Expected Completion Date:	Specific Objectives						
9/30/2011							
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity							
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1, Improve access to affordable owner housing ▼						
	2, ▼						
	3, ▼						
Project-level Accomplishments	10 Housing Units ▼	Proposed	8		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	01 People ▼	Proposed	40		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
Proposed Outcome	Performance Measure	Actual Outcome					
Affordability for the purpose of providing decent affordable housing	# of LMI owner occupied units once home is built						
01 Acquisition of Real Property 570.201(a) ▼	Matrix Codes	▼					
Matrix Codes	Matrix Codes	▼					
Matrix Codes	Matrix Codes	▼					
Program Year 5	Accompl. Type: ▼				Accompl. Type: ▼		
	CDBG ▼	Proposed Amt.	35,000		Fund Source: ▼	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source: ▼	Proposed Amt.			Fund Source: ▼	Proposed Amt.	
		Proposed Units			Accompl. Type: ▼	Proposed Units	
		Actual Units				Actual Units	
	Proposed Units			Accompl. Type: ▼	Proposed Units		
	Accompl. Type: ▼				Accompl. Type: ▼		

Project Name: Clinical Counseling Services for Children of Abuse, Children's Advocacy Center of Collin County.						
Description:	IDIS Project #: <input type="text"/> UOG Code: TX 483348 McKinney					
The public service provides investigation services for children that are victims of child abuse, in addition to therapy, community referrals and medical evaluations for all children in Collin County. FY 2010-11 Funds will be used for a portion of the clinical services staff serving McKinney children of abuse and their families. (Formerly known as Collin County Children's Advocacy Center)						
Location: 2205 Los Rios Blvd., Plano, TX 75074	Priority Need Category Select one: Public Services ▼					
Expected Completion Date: 9/30/2011	Explanation:					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. Improve the services for low/mod income persons ▼ 2. <input type="text"/> ▼ 3. <input type="text"/> ▼					
Project-level Accomplishments	01 People ▼	Proposed	410	Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome	Performance Measure	Actual Outcome				
Availability for purpose of creating suitable living environment	# of low/mod income persons assisted					
05N Abused and Neglected Children 570.201(e) ▼	Matrix Codes	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes	Matrix Codes ▼				
Program Year 5	01 People ▼	Accompl. Type: ▼				
	CDBG ▼	Proposed Amt.	6,700	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units		

Project Name: Dental Care for Low-Income, Uninsured Children and Seniors, Health Program								
Description:	IDIS Project #: <input type="text"/> UOG Code: TX 483348 McKinney							
FY 2010-11 Funding will be used for staff salaries and supplies to provide low cost dental care to children, seniors and youth residing in McKinney, including routine dental education and oral hygiene services.								
Location:	Priority Need Category							
825 N. McDonald Street, McKinney, TX 75069	Select one: Public Services ▼							
Explanation:								
Expected Completion Date:								
9/30/2011								
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity								
Specific Objectives								
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1, Improve the services for low/mod income persons ▼							
	2, <input type="text"/> ▼							
	3, <input type="text"/> ▼							
Project-level Accomplishments	01 People ▼	Proposed 22		Accompl. Type: ▼	Proposed			
	<input type="text"/>	Underway		<input type="text"/>	Underway			
	<input type="text"/>	Complete		<input type="text"/>	Complete			
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed			
	<input type="text"/>	Underway		<input type="text"/>	Underway			
	<input type="text"/>	Complete		<input type="text"/>	Complete			
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed			
	<input type="text"/>	Underway		<input type="text"/>	Underway			
	<input type="text"/>	Complete		<input type="text"/>	Complete			
Proposed Outcome		Performance Measure		Actual Outcome				
Affordability for purpose of creating suitable living environment		# of low/mod income persons assisted						
05M Health Services 570.201(e) ▼		Matrix Codes ▼						
Matrix Codes ▼		Matrix Codes ▼						
Matrix Codes ▼		Matrix Codes ▼						
Program Year 5	Accompl. Type: ▼			Accompl. Type: ▼				
	01 People ▼			Proposed Amt. 6,700			Accompl. Type: ▼	Proposed Amt.
	CDBG ▼			Actual Amount			<input type="text"/>	Actual Amount
	Fund Source: ▼	Actual Amount		Fund Source: ▼	Actual Amount			
	<input type="text"/>	<input type="text"/>		<input type="text"/>	<input type="text"/>			
	<input type="text"/>	<input type="text"/>		<input type="text"/>	<input type="text"/>			
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units			
	<input type="text"/>	Actual Units		<input type="text"/>	Actual Units			
	<input type="text"/>	<input type="text"/>		<input type="text"/>	<input type="text"/>			
Accompl. Type: ▼	Actual Units		Accompl. Type: ▼	Actual Units				
<input type="text"/>	<input type="text"/>		<input type="text"/>	<input type="text"/>				
<input type="text"/>	<input type="text"/>		<input type="text"/>	<input type="text"/>				

Project Name: Summer Day Camp activities for McKinney Housing Authority Youth							
Description:	IDIS Project #: <input type="text"/> UOG Code: TX 483348 McKinney						
The Collin County Adventure Camp of the Metropolitan YMCA will provide summer day camp activities for youth ages 6 to 12 years of the McKinney Housing Authority to provide productive activities, while learning life skills that will prevent at-risk behaviors.							
Location:	Priority Need Category						
1180 West Houston Street, Anna, Texas 75409	Select one: Public Services ▼						
Explanation:							
Expected Completion Date:	Specific Objectives						
9/30/2011							
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity							
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1, Improve the services for low/mod income persons ▼						
	2, <input type="text"/> ▼						
	3, <input type="text"/> ▼						
Project-level Accomplishments	01 People ▼	Proposed	20		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
Proposed Outcome		Performance Measure		Actual Outcome			
Affordability for the purpose of creating suitable living environments		# of low/mod income persons assisted					
05D Youth Services 570.201(e) ▼				Matrix Codes ▼			
Matrix Codes ▼				Matrix Codes ▼			
Matrix Codes ▼				Matrix Codes ▼			
Program Year 5	Accompl. Type: ▼				Accompl. Type: ▼		
	01 People ▼				Accompl. Type: ▼		
	CDBG ▼	Proposed Amt.	5,800		Fund Source: ▼	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source: ▼	Actual Amount			Fund Source: ▼	Actual Amount	
Accompl. Type: ▼	Proposed Units			Accompl. Type: ▼	Proposed Units		
	Actual Units				Actual Units		
Accompl. Type: ▼	Actual Units			Accompl. Type: ▼	Actual Units		

Project Name: Counseling Services for Shelter Residents, The Samaritan Inn					
Description:	IDIS Project #: UOG Code: TX 483348 McKinney				
FY 2010-11 Funds will be used to pay a salary portion of the case manager's salary for resident support services, including individual and group counseling and employment services.					
Location:	Priority Need Category				
1710 N. McDonald Street McKinney, TX 75069	Select one: Public Services ▼				
Explanation:					
Expected Completion Date:	Specific Objectives				
9/30/2011					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1, Improve the services for low/mod income persons ▼				
	2, ▼				
	3, ▼				
Project-level Accomplishments	01 People ▼	Proposed 59	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
Proposed Outcome		Performance Measure		Actual Outcome	
Availability for the purpose of creating suitable living environments		# of low/mod income persons assisted			
05 Public Services (General) 570.201(e) ▼			Matrix Codes ▼		
Matrix Codes ▼			Matrix Codes ▼		
Matrix Codes ▼			Matrix Codes ▼		
Program Year 5	01 People ▼	Proposed Amt. 7,500	Fund Source: ▼	Accompl. Type: ▼	Proposed Amt.
	CDBG ▼			Fund Source: ▼	
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.	
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units	
		Actual Units		Actual Units	
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units	

Project Name: Community Lifeline Center							
Description:	IDIS Project #: UOG Code: TX 483348 McKinney						
Community Lifeline Center will provide mortgage/rental assistance to low income households in McKinney. This emergency housing assistance program will provide rental assistance not to exceed three months for low to mod income persons.							
Location:	Priority Need Category						
503 North Kentucky Street McKinney, TX 75069	Select one: Public Services ▼						
Explanation:							
Expected Completion Date:							
9/30/2011							
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity							
Specific Objectives							
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1, Improve the services for low/mod income persons ▼						
	2, ▼						
	3, ▼						
Project-level Accomplishments	01 People ▼	Proposed	14		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
Proposed Outcome		Performance Measure		Actual Outcome			
Affordability for the purpose of creating suitable living environments		# of low/mod income persons assisted					
05Q Subsistence Payments 570.204 ▼				Matrix Codes ▼			
Matrix Codes ▼				Matrix Codes ▼			
Matrix Codes ▼				Matrix Codes ▼			
Program Year 5	Accompl. Type: ▼				Accompl. Type: ▼		
	04 Households ▼				Accompl. Type: ▼		
	CDBG ▼	Proposed Amt.	5,200		Fund Source: ▼	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source: ▼	Actual Amount			Fund Source: ▼	Actual Amount	
	Accompl. Type: ▼	Proposed Units			Accompl. Type: ▼	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type: ▼	Actual Units			Accompl. Type: ▼	Actual Units	

Project Name: Emergency Housing Assistance - The Salvation Army						
Description:	IDIS Project #: UOG Code: TX 483348 McKinney					
The Salvation Army will provide mortgage/rental assistance to low income households in McKinney. This emergency housing assistance program will provide rental/mortgage or utility assistance, not to exceed three months for low to mod income persons in McKinney.						
Location: 600 Wilson Creek Parkway, McKinney, TX 75070	Priority Need Category Select one: Public Services ▼					
Expected Completion Date: 9/30/2011	Explanation:					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1, Improve the services for low/mod income persons ▼ 2, ▼ 3, ▼					
Project-level Accomplishments	01 People ▼	Proposed	11	Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome	Performance Measure	Actual Outcome				
Affordability for the purpose of creating suitable living environments	# of low/mod income persons assisted					
05Q Subsistence Payments 570.204 ▼	Matrix Codes ▼					
Matrix Codes ▼	Matrix Codes ▼					
Matrix Codes ▼	Matrix Codes ▼					
Program Year 5	Accompl. Type: ▼	Accompl. Type: ▼				
	04 Households ▼	Accompl. Type: ▼				
	CDBG ▼	Proposed Amt.	6,800	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Actual Amount		Fund Source: ▼	Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Actual Units		Accompl. Type: ▼	Actual Units	

Project Name: Physicians for Children-McKinney Clinic						
Description:	IDIS Project #: UOG Code: TX 483348 McKinney					
FY 2010-11 Funds will be used for medical staff support to provide after hour primary and preventative care services for low and moderate income children.						
Location:	Priority Need Category					
	Select one: Public Services ▼					
	Explanation:					
Expected Completion Date:						
9/30/2011						
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
	Specific Objectives					
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1, Improve the services for low/mod income persons ▼					
	2, ▼					
	3, ▼					
Project-level Accomplishments	01 People ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome	Performance Measure	Actual Outcome				
Affordability for the purpose of creating suitable living environments	# of low/mod income persons assisted					
05Q Subsistence Payments 570.204 ▼	Matrix Codes ▼					
Matrix Codes ▼	Matrix Codes ▼					
Matrix Codes ▼	Matrix Codes ▼					
Program Year 5	Accompl. Type: ▼	Proposed Amt.	5,400	Accompl. Type: ▼	Proposed Amt.	
	04 Households ▼			Accompl. Type: ▼		
	CDBG ▼			Fund Source: ▼		
		Actual Amount			Actual Amount	
	Fund Source: ▼	Actual Amount		Fund Source: ▼	Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Actual Units		Accompl. Type: ▼	Actual Units	

Project Name: Boys & Girls Clubs of Collin County							
Description:	IDIS Project #: UOG Code: TX 483348 McKinney FY 2010-11 Funds will be used for fuel costs to service transportation for at-risk boys and girls to afterschool youth programs.						
Location:	Priority Need Category						
	Select one: Public Services ▼						
	Explanation:						
Expected Completion Date: 9/30/2011							
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity							
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Specific Objectives						
	1, Improve the services for low/mod income persons ▼						
	2, ▼						
	3, ▼						
Project-level Accomplishments	01 People ▼	Proposed		Accompl. Type: ▼	Proposed		
		Underway			Underway		
		Complete			Complete		
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed		
		Underway			Underway		
		Complete			Complete		
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed		
		Underway			Underway		
		Complete			Complete		
Proposed Outcome	Performance Measure	Actual Outcome					
Affordability for the purpose of creating suitable living environments	# of low/mod income persons assisted						
05Q Subsistence Payments 570.204 ▼	Matrix Codes ▼						
Matrix Codes ▼	Matrix Codes ▼						
Matrix Codes ▼	Matrix Codes ▼						
Program Year 5	Accompl. Type: ▼				Accompl. Type: ▼		
	04 Households ▼				Accompl. Type: ▼		
	CDBG ▼	Proposed Amt.	6,300	Fund Source: ▼	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source: ▼	Actual Amount		Fund Source: ▼	Actual Amount		
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type: ▼	Actual Units		Accompl. Type: ▼	Actual Units		

Project Name: CASA of Collin County							
Description:	IDIS Project #: UOG Code: TX 483348 McKinney						
FY 2010-11 Funds will be used to make accessibility and safety improvements to a facility where abused or neglected children receive counseling and supervised visitation services by mandated volunteer advocates.							
Location:	Priority Need Category						
	Select one: Public Services ▼						
	Explanation:						
Expected Completion Date:							
9/30/2011							
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity							
	Specific Objectives						
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1, Improve the services for low/mod income persons ▼						
	2, ▼						
	3, ▼						
Project-level Accomplishments	01 People ▼	Proposed		Accompl. Type: ▼	Proposed		
		Underway			Underway		
		Complete			Complete		
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed		
		Underway			Underway		
		Complete			Complete		
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed		
		Underway			Underway		
		Complete			Complete		
Proposed Outcome	Performance Measure	Actual Outcome					
Affordability for the purpose of creating suitable living environments	# of low/mod income persons assisted						
05Q Subsistence Payments 570.204 ▼	Matrix Codes ▼						
Matrix Codes ▼	Matrix Codes ▼						
Matrix Codes ▼	Matrix Codes ▼						
Program Year 5	Accompl. Type: ▼				Accompl. Type: ▼		
	04 Households ▼				Accompl. Type: ▼		
	CDBG ▼	Proposed Amt.	4,000	Fund Source: ▼	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source: ▼	Actual Amount		Fund Source: ▼	Actual Amount		
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type: ▼	Actual Units		Accompl. Type: ▼	Actual Units		



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
DH-1 Availability/Accessibility of Decent Housing									
DH-1 (1)	Housing rehabilitation program: Improve the quality of owner housing, improve the services for low/mod income persons, improve access to affordable owner housing	CDBG	Housing Units	2010	17		0%		
				2011					
				2012					
				2013					
				2014					
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
DH-1 Affordability of Decent Housing									
DH-2 (1)	Land Acquisition for North Collin County Habitat for Humanity: Improve access to affordable owner housing	CDBG	Housing Units	2010	8		0%		
				2011					
				2012					
				2013					
				2014					
		MULTI-YEAR GOAL						0	
					People	2010	40		0%
						2011			
						2012			
						2013			
	2014								
	MULTI-YEAR GOAL						0		
MULTI-YEAR GOAL						0			



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
SL-1 Availability/Accessibility of Suitable Living Environment									
SL-1 (1)	Meals on Wheels through Collin County Committee on Aging: Improve the services for low/mod income persons	CDBG	People	2010	50		0%		
				2011					
				2012					
				2013					
				2014					
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
SL-1 Availability/Accessibility of Suitable Living Environment									
SL-1 (2)	Mental Health Counseling through Health Services of North Texas: Improve the services for low/mod income persons	CDBG	People	2010	14		0%		
				2011					
				2012					
				2013					
				2014					
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
SL-1 Availability/Accessibility of Suitable Living Environment									
SL-1 (3)	Health Care Services through Children and Community Health Center: Improve the services for low/mod income persons	CDBG	People	2010	400		0%		
				2011					
				2012					
				2013					
				2014					
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed			
SL-1 Availability/Accessibility of Suitable Living Environment										
SL-1 (4)	Community At Risk Program through Communities in Schools: Improve the services for low/mod income persons	CDBG	People	2010	20		0%			
				2011						
				2012						
				2013						
				2014						
				MULTI-YEAR GOAL				0		
	MULTI-YEAR GOAL								0	
MULTI-YEAR GOAL					0					



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
SL-1 Availability/Accessibility of Suitable Living Environment									
SL-1 (5)	Clinical Counseling Services for Children of Abuse through Children's Advocacy Center of Collin County: Improve the services for low/mod income persons	CDBG	People	2010	410		0%		
				2011					
				2012					
				2013					
				2014					
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
SL-1 Availability/Accessibility of Suitable Living Environment									
SL-1 (6)	Summer day camp activities for McKinney Housing Authority youth through YMCA: Improve the services for low/mod income persons	CDBG	People	2010	20		0%		
				2011					
				2012					
				2013					
				2014					
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	
MULTI-YEAR GOAL						0			



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
SL-1 Availability/Accessibility of Suitable Living Environment									
SL-1 (7)	Counseling services for shelter residents through The Samaritan Inn: Improve the services for low/mod income persons	CDBG	People	2010	59		0%		
				2011					
				2012					
				2013					
				2014					
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
SL-2 AvailabAffordability of Suitable Living Environment									
SL-2 (1)	School tuition for low-income pre-school children through Holy Family School: Improve the services for low/mod income persons	CDBG	People	2010	8		0%		
				2011					
				2012					
				2013					
				2014					
				MULTI-YEAR GOAL					0
		MULTI-YEAR GOAL					0		
		MULTI-YEAR GOAL					0		



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
SL-2 AvailabAffordability of Suitable Living Environment									
SL-2 (2)	Dental Care for Low-Income, Uninsured Children and Seniors through Community Dental Health: Improve the services for low-mod income persons	CDBG	People	2010	22		0%		
				2011					
				2012					
				2013					
				2014					
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	
MULTI-YEAR GOAL						0			



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
SL-2 AvailabAffordability of Suitable Living Environment									
SL-2 (3)	Provide mortgage/rental assistance to low income households through the Community Lifeline Center: Improve the services for low/mod income persons	CDBG	People	2010	14		0%		
				2011					
				2012					
				2013					
				2014					
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	
MULTI-YEAR GOAL						0			



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
SL-2 AvailabAffordability of Suitable Living Environment									
SL-2 (4)	Emergency Housing Assistance through The Salvation Army: Improve the services for low/mod persons	CDBG	People	2010	11		0%		
				2011					
				2012					
				2013					
				2014					
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
SL-2 AvailabAffordability of Suitable Living Environment									
SL-2 (5)	Fund medical staff support for Physicians for Children/McKinney Clinic: Improve the services for low/mod income persons	CDBG	People	2010	180		0%		
				2011					
				2012					
				2013					
				2014					
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
SL-2 AvailabAffordability of Suitable Living Environment									
SL-2 (6)	Transportation for at-risk boys and girls to afterschool youth programs through Boys and Girls Clubs of Collin County: Improve the services for low/mod income persons	CDBG	People	2010	200		0%		
				2011					
				2012					
				2013					
				2014					
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	
MULTI-YEAR GOAL						0			



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
SL-2 AvailabAffordability of Suitable Living Environment									
SL-2 (7)	Make accessibility and safety improvements to a facility where abused or neglected children receive counseling or supervised visitation services through CASA of Collin County: Improve the services for low/mod income persons	CDBG	People	2010	100		0%		
				2011					
				2012					
				2013					
				2014					
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	
		MULTI-YEAR GOAL						0	