

**CITY OF MCKINNEY, TEXAS**  
**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)**

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
REPORTING PERIOD, OCTOBER 1, 2020 – SEPTEMBER 30, 2021

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

#### 91.520(a)

The City of McKinney is a CDBG recipient of funds from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Annual Performance and Evaluation Report known as the CAPER, details the priorities identified within the first year of the Five-Year Consolidated Plan 2020-2024 during the October 1, 2020 – September 30, 2021. The city met the financial statutory requirements by ensuring that at minimum 70% of its CDBG amended allocation of \$ 850,579 would be used to benefit McKinney residents; that no more than 15% of funds would be used for public services and that a maximum of 20% would be used for grant administration. This report provides a snapshot of how funds were used, leveraged, and expanded to provide services benefiting predominately low-to-moderate income persons in McKinney. In the city of McKinney, census data in May 2020 placed the city with a population of 199,177, of which approximately 7% of the population are consider impacted by poverty. Updated Census 2020 data is expected to be issued in 2022 for comparable planning.

**Provide Decent Housing.** Under the reporting period, the City administered a Housing Rehabilitation Program, provided shelter for homeless residents; provided public service funding for emergency rental, mortgage and utility programs to households at risk of homelessness; and coordinated the city's Point-in-Time Count with volunteers and nonprofit agencies to determine the number of persons The Point-in-Time (PIT) count is a count of sheltered and unsheltered homeless persons on a single night in January. HUD requires that cities support its local Continuum of Care (CoCs) organization, to assist persons experiencing homelessness. The city was awarded a Rapid Rehousing grant and assisted 12 persons with housing, as well as case management support through the Samaritan Inn, Inc. McKinney is a member of the Metro Dallas Homeless Alliance (Dallas and Collin County) and also works with the Collin County Homeless Coalition annually, to conduct count of homeless persons at a point-in-time for one night in January, 2021 who sought emergency shelter, transitional housing, and Safe Havens.

- *Preservation.* Seven (7) owner-occupied households received emergency or significant home repair assistance, including elderly owners or persons with disabilities households and one household had lead-based paint corrections for a safer environment.
- *Homelessness and prevention.* Several agencies received CDBG public services funding: The Samaritan Inn provided comprehensive case management assistance to shelter residents. Homeless prevention for those at risk received assistance from The Assistance Center of Collin County, Inc. and Community Lifeline Center, Inc. for utility, rental, or mortgage assistance. The City also leveraged its Community Support Grant resources to assist vulnerable residents with water utility billing assistance.
- *Fair Housing.* Multiple online workshops were held with the city to educate the public on fair housing rights, tenants' rights, foreclosures, and federal protections under COVID-19 impact.

**Suitable Living Environment.** Public Services funded by CDBG assisted to sustain or provide accessibility to services. In this year, it was more challenging that ever due to the pandemic under COVID-19. Agencies were faced with increasing needs amid ordinances to close offices, quarantine, and the fear of the unknown. Agencies rose to the occasion as always, providing services to McKinney's eligible residents and most vulnerable populations.

- The city assisted senior citizens through the partnership with the Wellness Center for Older Adults, providing counseling and wellness checks to those impacted by the coronavirus and provided over 100 McKinney senior citizens with meals through Meals on Wheels of Collin County.
- Education support is critical to future McKinney workforce and support in elementary level sets the foundation for achievement. Communities in Schools of Dallas received funding to continue their McKinney ISD academic program with Caldwell Elementary, to support teachers, children and parents with education enhancements, including counseling, technology/coding teams, parental support and coordination with agencies for home needs.
- Under the Boys and Girls Clubs of Collin County, at-risk youth participated in life skill and education programs under afterschool or weekend programs.
- There were abused or neglected children that received court-required advocate support through CASA of Collin County.
- Abused spouses received program support through Hope's Door New Beginnings Center.

**Expanding Economic Opportunity.** Small businesses continue to serve through the city's Housing Rehabilitation Program as vendors and contractors, including female and minority-owned businesses. Public education increased with greater awareness of city programs through public hearings and neighborhood meetings. Referred fair Housing information and workshops also engaged residents' city-wide during the program year.

The city also leveraged community development resources through its Community Support Grant, funded through the general fund. Over 600 persons received direct benefit from the Community Development Block Grant in housing and non-housing (public services, community, and economic development) activities.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The primary use of CDBG funds under the 2020 program year were in the areas of housing rehabilitation, public services, and grant administration. Programs are provided city-wide with beneficiaries meeting household income requirements for assistance. Funds were used to support compliance and provide benefit to low-to-moderate income persons and households, including meeting or exceeding program goals in the public service and housing categories. The highest priority under the consolidated plan is housing. Within the reporting period, the city completed a total of six repairs. The city’s housing rehabilitation program is designed to assist very low-, low-, and moderate-income homeowners as defined by the guidelines established by HUD and revised annually. Families must meet the income limits below and the property must be located within the City of McKinney. Income of all household residents are included except for minors age 18 and under. Family size is determined by the number of family members living in the home on a regular basis.

Household Size	Maximum Income (For housing and public service programs)
1	\$49,850
2	\$57,000
3	\$64,100
4	\$71,200
5	\$76,900
6	\$82,600
7	\$88,300
8	\$94,000

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	233
Black or African American	148
Asian	28
American Indian or American Native	4
Native Hawaiian or Other Pacific Islander	2
American Indian/Alaskan Native & Black/African American	1
Asian & White	0
Black/African-American & White	12
Multi-racial	52
<b>Total</b>	<b>513</b>

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

### Narrative

At the time of application intake, applicants identify their race and ethnicity under each activity, which are categorized with Census data; Any person of a race can also identify under Hispanic ethnicity. Activities carried out using CDBG funds are consistent with the objectives of the Annual Action Plan.

The numbers listed above only reflect the racial composition of those clients directly assisted with federal funds under the Community Development Block Grant. Public service programs funded under CDBG may also have non-federal funding that leverages the amount of federal funds invested in those programs. Also noted - the racial and ethnic composition chart as listed does not have a Race categorized as "Other," therefore the Native Hawaiian or other Pacific Islander field is being utilized to enter the data for "Other" category is not included in the chart.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	\$1,553,391.24	\$671,261.97
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
General Fund	General Fund	\$159,700	\$137,687
Other	Other		

**Table 3 - Resources Made Available**

### Narrative

CDBG funds are used for Housing Services, including the city's Housing Rehabilitation and Public Services Programs and Grant Administration. The total of resources made available for CDBG investments is a combination of the FY CDBG 20 of \$850,579 from the U.S. Department of Housing and Urban Development (HUD) and prior year funds from previous CDBG years, allocated under the Housing Rehabilitation program. CDBG expenditures for the year totaled \$671,261.97. Remaining and available funds from previous program years are reallocated for use in the following year; if there are other funds outside of the scope that require change in use of funds, a substantial amendment to the Consolidated Plan, the Annual Action Plan and the city's budget will be submitted to HUD for review and approval. A small portion of funding was classified under CDBG-CV to be used for senior healthcare, including counseling. Under the CARES Act funding (CDBG-CV), the city was awarded \$1,228,992 of which \$120,317.59 was expended during the reporting period for emergency living assistance and health services. The city was awarded other state and county funding, with a shorter deadline and used those resources more urgently to assist residents, while not duplicating resources. CDBG and CDBG-CV funding was allocated to carryover and continue use for needs in the next program year.

The city leverages its CDBG investments with public service funding under the Community Support Grant. Nonprofit agencies who received CDBG fund for specific programs could not receive funds for the same program. The allocation was awarded from the General Fund in the amount of \$159,700.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
McKinney City Limits	80	100	Citywide

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

Annually, the city certifies that a minimum of 70% of its funding allocation will be used to benefit low-to-moderate income persons and households. This CDBG requirement refers to a certification period of over one, two, or three years, in which a CDBG grantee shall expend not less than 70 percent of its CDBG funds in the aggregate for activities that benefit low- and moderate-income persons. This does not include planning and administrative costs (capped at 20% of the grant allocation), but does include program income. This has also been referred to as the 70 percent (70%) test, LMI benefit test, or overall benefit requirement, found at Section 101(c) of the Housing and Community Development Act of 1974 (HCDA) and 24 CFR 570.200(a)(3). During the reporting period, met the requirement and used 15.39% of its grant funds to support efforts under grant administration, 15.28% of funding at the maximum of public services with .28% classified under CDBG-CV The city and its sub recipients did not capture program income during the reporting period, as no income was classified as program income.

Beneficiaries under the program must be within McKinney City Limits. Under the Consolidated Plan, Community Development Block Grant funds are used city-wide for persons or households that income qualify under HUD income limits within Collin County. Funding was made available through city and sub recipient programs on a first-come, first-served basis contingent of the needs in the community. Under the city's Home Rehabilitation Program, repairs are available citywide to eligible income homeowners. The most significant repairs during the reporting period were in census tracts 309 and 308 the most concentrated low-to-moderate neighborhoods. These activities were featured in the city's e-newsletters and the city's McKinney at Work videos and outreach efforts directly to households and local community newspapers.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City of McKinney used federal and local resources to fulfill the needs identified under the Consolidated Plan and the Annual Action Plan. The City directly leveraged \$159,700 in general funds under the Community Support Grant to benefit residents. Nonprofit agencies provided services that included youth and senior services, mental health and counseling to benefit residents. No program income was received by the City.

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

Outside of CDBG, McKinney was a subrecipient of multiple sources, including TDHCA, Collin County and the U.S. Treasury assistance to assist residents with rental and utility assistance. As there were multiple resources available with shorter funding deadlines and not to duplicate funds, the city prioritized funding to develop the best timeline in which eligible residents needs could be met, funds could be leveraged, and there would be no duplication of funds.

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



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

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	5	5
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	6
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>15</b>	<b>11</b>

Table 6 – Number of Households Supported

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

The City of McKinney did not provide or construct housing units under the goals for homeless, non-homeless or special needs populations under CDBG, funding cannot be used to develop new construction in housing units. However, CDBG does aid in the preservation and support of affordable housing, when available. Through other funding, the city continued construction during the reporting period of new workforce housing called, *"The Independence."* The development was in partnership with the McKinney

Housing Finance Corporation and NRP Group to provide housing units to household earning 50-70% of area median income. Rents will be to qualifying residents below the market rate. Available units expected to be completed by late February, 2022.

However, affordable housing goals included the opportunity to increase and preserve existing housing stock. Habitat for Humanity of Collin County has been a past sub recipient of CDBG funds and continues to be a city partner, working through the McKinney Community Development Corporation (CDBG) in efforts to preserve and add affordable housing. CDBG funds were not issued or used during the reporting period, however the city's Development Services Division which includes the Departments of Planning, Engineering, Permits, Building Inspections and Code Enforcement, provided assistance to build and further preservation of affordable housing through the revision of ordinances to support plan development of a new neighborhood build, called *Cotton Groves*, a 35 unit townhouse development made from shipping containers. The project will also feature a community center for habit residents and neighbors. While CDBG funding was not able to be included in the development, the city supported the build through zoning re-evaluations, seeking other funding sources, and creating meetings for public engagement. The project began construction in 2020 and the agency created a model for the community to review a sample model home for residents. The agency also provided tours to community leaders, worked with code enforcement on training of the prototypes in modular builds with rail box cars and serves as a model for future organizations to do the same.

Due to the continued impact and challenges of COVID-19, production under the city's single-family housing rehabilitation program was reduced by 50% and thus only reached six (6) low-to-moderate income eligible homeowners. Challenges included work shutdowns and owner concerns to have persons working in the home beyond regular family members due to the uncertainty of the virus. The city continued to encourage participation and developed measures to ensure safety of both the owner and repair workers. Public awareness of programs included a "Walk the Community" partnership with the city's code services department; outreach placements in community papers, presentations at fair housing and community meetings, and information on the city's website geared to increase the number of participant applications. Success was greater at year-end for the next program year.

Under affordable housing, the City uses funds awarded under State of Texas agency TDHCA (Texas Department of Housing and Community Affairs) to assist eligible persons under Long Term Rental Assistance through the Tenant-Based Rental Assistance Program (TBRA). The TBRA program awarded the city use of funds to assist eligible tenants with security and utility deposits, as well as rental subsidies for a period up to 24 months, while the household engages in a self-sufficiency program. Applicants can apply directly through the city or under a referral with the Samaritan Inn, a local shelter. During the program reporting period, the city assisted 5 persons under TBRA; assisted households are reported in the State's CAPER report to HUD.

The growing cost of rent in housing and the continued impact of the pandemic with job losses have severely impacted McKinney residents. In general, costs have significantly increased—to afford this rent without being cost burdened, McKinney households need to earn more than \$51,600 per year and more

than 40% percent of renters in McKinney earn less than \$50,000. Under HUD data, small area rents began in McKinney at \$1,070 for a one-bedroom, yet the market reflected as high as \$1,400 to start. The use of CDBG funds provides benefit to McKinney residents toward homeless prevention, under Emergency Financial Assistance – short term rent, mortgage or utility programs. Funded agencies included the Assistance Center of Collin County and Community Lifeline Center, serving more than 30 households that benefited from emergency rental, mortgage, or utility assistance for up to six months. The impact of the COVID-19 pandemic continued, yet agencies found new efforts through tele meetings, online applications and other communications to support applicants. Persons with limited English or those disabled were able to receive additional supports, including in person appointments as needed.

There was notable difference this year in the reduction or elimination of homebuyer assistance toward affordable housing units. Increased home prices and caps to HUD affordable limits in our area reduced ability to obtain participants under the homebuyers program, particularly for those households with persons 50%-80% income limits. The market and the caps reduced the city's impact for those reaching for ownership. The city began to re-evaluate goals and started the development of a comprehensive housing strategy to review varied price points and types of housing stock.

#### **Discuss how these outcomes will impact future annual action plans.**

The outcomes of the housing strategic plan, separate and apart from the action plan and under Council support will increase opportunities to increase participation and awareness of the housing and community development programs, and to review impact of McKinney needs, including looking at starter homes or workforce homes at or below \$ 200K, looking at strategic improvements and developments and

#### **Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

*The chart addresses households served under HUD reporting for the housing rehabilitation program. The HOME tenant based rental assistance program funded under TDHCA is reported within the State of TX report. \**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual*</b>
Extremely Low-income	1	0
Low-income	3	5
Moderate-income	2	0
<b>Total</b>	<b>6</b>	<b>5</b>

**Table 7 – Number of Households Served**

## **Narrative Information**

Under the city's Housing Rehabilitation program, six eligible owner-occupied households were served under the program based on eligible income and the activity. To address the needs of community and sustainability, the housing rehabilitation program expanded to include substantial rehabilitation to support reconstructive repairs for elderly to improve energy, safety and help them age in place. The city updated a one-page informational flyer in English and Spanish of CDBG and Community Support Grant funded agencies and other city services to expand awareness to residents of available services. Information was distributed to families during Back-to-School partnership events with McKinney ISD. The City also created a Community Resource Referral page on its website that citizens would be able to gather information for basic needs, food, housing and other items.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The city was an organizing participant under the January 2021 Point-in-Time Count in McKinney to reach out to those in need on that night. The city also awarded a HUD Continuum of Care grant for its Rapid-Rehousing program to assist minimum of 12 families with permanent housing within the county if city limit resources were unavailable. In partnership with the Samaritan Inn, Inc., residents receive case management and housing services assistance to begin a new start in housing. The success of the grant allowed for renewal in the next program year. The CoC grant is administered and under the Metro Dallas Homeless Alliance (MDHA), which includes both Dallas and Collin County Continuum of Care toward the goal of reducing and ending homelessness. Weekly, homeless residents also had access to a community advocate housed in the Housing and Community Development Department, to receive Coordinated Access Assessments and other housing supports with Case Workers from MDHA and Catholic Charities, working part-time in Collin County to assist residents. Under the CDBG program, the city enlisted two agencies, the Assistance Center of Collin County and Community Lifeline Center to administer emergency homeless prevention services that included utility (excluding water), rental or mortgage assistance for households in need, for up to six months.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The city works through the Continuum of Care actions which includes access to McKinney residents in need. Consultation includes public service agencies and interested persons within the County and the City that provide services including healthcare, Mental health services, assisted housing and other social services including job assistance, food, and other resources. The City is active as a member of the Collin County Homeless Coalition, which is a part of the larger Metro Dallas Homeless Alliance (MDHA). The City also participated in the Collin County Veteran Coalition, a group of government and non-governmental groups coordinating services for veterans and creating a greater network to aid veterans with housing and health needs.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

As a priority for homeless prevention, CDBG funding was awarded to aid eligible households in need for rent, utility or mortgage assistance.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The city participates in the Collin County Continuum of Care and MDHA to assist homeless families and persons through the CoC and Emergency Solution Grants. The cities of McKinney, Frisco, Allen, and Plano serve in an advisory capacity to assist with information resources share grant announcements and to coordinate the Point-in-Time count in each city, where data is collected and reported to MDHA. Volunteers throughout the city participate to help in the count. The Collin County Homeless Coalition includes cities, faith-based organizations, businesses, school districts and other concerned persons and advocates who want to ensure the care and elimination of homelessness, as well as to provide needed resources to serve. Each year in November, the largest cities in Collin County bring awareness of homelessness and hunger through proclamation ceremonies during National Homelessness Week. More than 50 participants meet online monthly to discuss issues toward solutions.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Housing Authority of McKinney, Texas is responsible for the independent management and operation of the public housing programs within the City of McKinney. MHA implements the program and public housing policies through the provision of low income housing, housing choice vouchers, multi-family mixed income properties and other efforts to implement the delivery of affordable housing options and services. MHA faced the challenges of leasing, maintaining units due to the aging housing stock of the public units and severe backlog of capital needs. MHA is one of three Texas housing authorities chosen for the U.S. Department of Housing and Urban Development's (HUD) rental assistance demonstration program, which allows mostly private capital to fund affordable housing developments. The agency's affordable housing efforts have been a key part of revitalization efforts in McKinney.

Actions taken included the work of MHA as a participant of the Rental Assistance Demonstration program, to preserve public and HUD-assisted housing units through conversion. During the reporting period, MHA oversaw redevelopment of Merritt Homes, an 86- housing unit complex built in the 1960s and located on North Tennessee Street to a garden-style apartment home complex of more than 100 units. The property includes a community room, computer labs, mailroom, fitness area and other amenities and has added value and served as the start of neighborhood renovation within the community near other older or historic properties and businesses.

In the past four years, the McKinney Housing Authority led significant expansion of preservation and new affordable housing in McKinney. The most recent project included Merritt Homes, including the redevelopment of Newsome Homes, a three-story housing garden style apartment homes for senior citizens; construction of two West McKinney multi-family apartment home builds, Millennium and Post Oak Apartments, both mixed-income properties with market-rate apartment homes, greater energy efficiency, outdoor living features and other amenities.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

McKinney Housing Authority programs continue to encourage residents to attend financial improvement and homeownership classes. Outreach is conducted through partnerships with the City of McKinney's First-time homebuyer classes, fair housing education, hearings, and outreach. Residents are also encouraged to take advantage of the classes and work with housing partners and apply for programs that feature down payment assistance and closing costs through banks or work through Habitat for Humanity of Collin County. However, with the rising costs of homes there are few opportunities for potential applicants to purchase homes under \$300,000. With support from nonprofit agencies, they also supported participants to achieve goals in technology through a pilot program under Collin College, to prepare for possible careers or certifications in this area. The program results were limited during the challenges due to COVID-19, but the work of the MHA persevered to assist their clients in the best capacity possible.

**Actions taken to provide assistance to troubled PHAs**

The McKinney Housing Authority was not classified as a troubled PHA during the reporting period.



## **CR-35 - Other Actions 91.220(j)-(k); 91.320(l)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (l)**

The city continues to support housing initiatives that benefit McKinney residents toward affordable options and have been proactive this year in working in concert with the Planning, Housing & Community Development and Code Services to review policies where possible actions may have an impact. As the Housing & Community Development Department took lead to develop a comprehensive housing strategy at the request of City Council. The City of McKinney began updating its use and zoning code in partnership with Clarion Associates. Under the reporting program period, the city is looking at flexibility and implement best practices that may allow product diversity and a mix of uses and encourage affordable development, development incentives and enhancing affordability requirements in exchange or in concert with development benefits, so that the community benefits. For existing homeowners, McKinney's housing rehabilitation program continues to be a valued program used to enhance and maintain affordable housing stock in the community.

*Transportation.* The city addressed barriers of public policy with its transit program for elderly or disabled residents aged 65 and older or low-income, a steady return on residential investment. The program is administered by the McKinney Urban Transit District, City of McKinney, and Denton County Transit Authority (DCTA), and primarily through FTA and TXDOT grants, local fund supplementals from city member based on ridership data from the previous fiscal year. Member cities include Celina, Princeton, Lowry Crossing, McKinney, Melissa, and Prosper. Even amid the challenges of COVID-19, the program continued servicing residents and continues to grow, with participation from neighboring cities. Qualified applicants can pay 15% of ride travel costs within Collin County. Also, participants can receive a reloadable debit card, to be used for tax service within the county. Current rider cost is \$3, and the Collin County Transit partnership pays \$17 (*supplemental transportation support of 85% to support each rider.*) Applicants must be a resident of one of the cities and must be under the category of low-income, 65 years or older; hearing-challenged or profound loss, disabled. The Transit Administrator continued resident outreach to promote the program, transitioning more toward social media due to COVID-19.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

*Leveraging.* There is always a challenge to meet the ongoing need for program activities with limited funding resources. The city continued to work more effectively to collaborate with other agencies and organization to leverage funding resources and leveraged its CDBG allocation with the City's Community Support Grant funding up to a little over \$159,700 to further benefit McKinney residents with public services. The Community Support Grant provides healthcare, food, clothing, education, counseling, and other non-housing financial assistance. Throughout the year, the City participated in the Collin County Homeless Coalition and provided referral assistance to homeless or those at risk, as well as coordination of the Point-in-Time Homeless Count. The City has also provided technical assistance or encouraged

agencies to apply for homeless prevention, rapid rehousing, or funding from corporate foundations to *provide services*.

*Neighborhood Services.* The impact of the city's Neighborhood Services Coordinator helped provide value-added resources to more than 300 residents by providing awareness of city services. The pandemic impact postponed the efforts to conduct a citywide neighborhood summit, tabled to implement in March 2022. The success of the community initiative, [www.oneheartmckinney.com](http://www.oneheartmckinney.com), continued in the pandemic to connect residents with COVID-19 related resources on food, masks, testing and other supports. This effort has now transitioned to a team working to develop One Heart McKinney as a nonprofit organization for ongoing community needs.

*Increasing services to assist homelessness.* The city recognized the increased impact of homelessness and developed a Mayor's Task Force on Homelessness to address the need, as well as apply for a Rapid Rehousing Grant from HUD to assist families. During the program year, the task force expanded to include city departments, including Parks and Recreation, the Public Library and Code Services. McKinney was awarded a HUD grant of \$306,978, assisting 12 families under its Rapid Rehousing Program, designed to connect families experiencing homelessness toward permanent housing. Public Safety teams (Police and Fire) strengthened their homeless liaison team to identify and assist homeless residents with services, added a mental health coordinator and begin planning a telehealth program to include homeless persons, respectively.

*ADA, aging and persons with disabilities.* The city's ADA Coordinator continued to lead efforts to improve multitude of sidewalk crossings, curb cuts, and entry access to buildings, as greater access for city staff training through virtual national and regional conferences. The city continues to make reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all city programs, services, and activities. For example, individuals with service animals are welcomed in city offices, even where pets are generally prohibited. This is also applicable to the City's subrecipients as well.

The city is also working with agency groups and coalitions, including the Collin County Homeless Coalition, Collin County Social Services Association, Collin County Early Childhood Coalition and Collin County Veterans Coalition to determine how to best enhance coordination efforts. As the county continues to grow, McKinney is working with Collin College and United Way to explore opportunities to assist nonprofit agencies in building organizational capacity.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The city also addresses the underserved needs through reductions in lead-based paint hazards. CDBG funded housing rehabilitation projects include a lead-based paint assessment or inspection as required by regulation 24 CFR Part 35. To reduce and abate lead-based paint hazards, the city provides information and technical assistance to households receiving assistance under the Owner-Occupied Housing Rehabilitation program. Of the six properties, only 1 home met LBP testing requirements for repair, while three properties were exempt. Staff continues ongoing education to ensure understanding and compliance requirements for home healthy environments.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Education is a key component to reducing generational poverty in families; through funding under the Communities in Schools of Dallas, CDBG funds benefited 39 students at Caldwell Elementary for another year, where the highest household income was less than \$25,000 annually. While students provided case management more than 100 students, 46 were directly impacted by CDBG. Campus staff conducted home visits and students at risk received personal or small group mentoring, tutoring and support with student and family needs. Parents received assistance with education, social and emotional referrals. The overall goal succeeds in reducing dropout rates, reduction of juvenile substance abuse, teen pregnancy and juvenile crime. Most importantly, the program enhanced enrichment activities that improved self-esteem, respect, nutrition and friendship among the students themselves, parents and agency partners toward early intervention. The Samaritan Inn and Hope's Door assisted shelter residents and those impacted by domestic violence with case management services toward housing stability and self-sufficiency.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

There is always an ongoing need for greater and concise information sharing and resources among non-governmental agencies that serve McKinney residents. The City of McKinney continues to collaborate with the Collin County Homeless Coalition, Collin County Committee on Aging, Collin County Social Services Association, National Community Development Association, Metro Dallas Homeless Alliance Continuum of Care; DFW Housing Consortium, Communities Foundation of North Texas, and Texas Association of Housing and Local Finance Agencies. Under the City's CDBG and Community Support Grant application processes, applicants are asked about collaborations between agencies and the City provides program and technical assistance during the application process and continues support to agencies throughout the year. All application processes for agency funding are online and the city will continue to enhance the process.

With the unprecedented funding resources under the CARES Act, the city expanded access to emergency living assistance for utility, rental or mortgage assistance and participated in numerous collaborative efforts with McKinney ISD, Collin County and other regional or state organizations.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The city continues participation in varied coalitions, including but not limited to the Collin County Homeless Coalition, McKinney Food Insecurity Coalition, Collin County Early Childhood Education Coalition, Collin County Social Services Association, local chambers and Collin County Committee on Children and Wellness, to shape and discuss housing access obstacles. As previously stated, the Mayor also created a task force during the year to help address the impact of homelessness and coordination in our community.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City will continue to take actions to overcome effects of any impediments and to provide information and resources to affirmatively further fair housing. The City continued to enforce its current Analysis of Impediments to Fair Housing Choice under the reporting period and provided an update for the next Consolidated plan.

- Fair Housing information is available on the city's website and staff participates in fair housing and ADA training throughout the year for knowledge and better communication. The city's neighborhood conference was postponed to March, 2022 due to continued COVID-19 impact. Staff continued updated training, including fair housing certification under the Affordable Housing Administrator.
- *"The Independence,"* new workforce apartment homes are under construction; partnership with the McKinney Housing Finance Corporation and NRP Group, to provide housing units to household earning 50-70% of area median income. One-to-four-bedroom rentals will be to qualifying residents below the market rate. Expected to be completed late February, 2022.
- Assisted MHA with public awareness of public housing waiting lists and vacancy opportunities to interested persons.
- The City Council support and requested review of a comprehensive housing strategy to benefit residents at varied stages of income and reviewing the impact to our school, employment, and other community factors. Housing strategies were developed, including neighborhood study approach in the most significant LMI communities; the study will be completed in the next program year.
- A portion of CDBG funding from previous years was presented for public input and approved by city council to develop three pilot programs, for implementation in the next program year, including the return of vacant lot acquisition to preserve affordable housing and expanding the housing rehabilitation program to include single-family rental repairs.
- Staff referred persons requesting to file a housing discrimination complaint to the Regional Ft. Worth Office, Housing & Urban Development (HUD), or the North Texas Fair Housing Center, who are charged to receiving, investigating and reconciling fair housing complaints in sale, rental, financing or appraisal of housing. Persons receiving fair housing information of their rights under the Fair Housing Act in person and online.
- With increased costs in acquisition, the City worked to waive permit fees for nonprofit developers, assisted in purchasing or donation of lots and utilized city departments in planning to remove barriers to affordable housing development.
- *Presentations:* McKinney Procurement Services staff participated in online panel discussions with the Collin County Black Chamber of Commerce to encourage MBE participation in programs.
- The city completed six housing rehabilitation activities to preserve affordable housing stock in its community.
- Within the program year, the Housing and Community Development Department Director conducted multiple presentations to City Council and serves on the Affordable Housing

subcommittee under the McKinney Chamber of Commerce on the affordable housing impacts to the growth and business development of the city. Current data was shared to support how housing demand and limited affordable supply is impacting the entry-level, education and service industries for job creation and retention.

- The Housing & Community Development Department provided resident assistance through phone calls, walk-in visits or email communication regarding fair housing rights, tenant rights and resource coordination. While the City of McKinney is not a designated Fair Housing Office by HUD, Citizens were provided HUD fair housing information, a copy of State of Texas Tenant Rights Handbook guide and other legal advocate resources for assistance. One referral resulted in a request for reasonable accommodations to HUD inquiries for persons with disabilities.
- Code Services department continued collaboration with the Housing & Community Development Department to draw more resident awareness of resources, including the city's housing rehabilitation program, identifiers that are considered substandard and provided greater awareness of the International Property Maintenance Code (IPMC); the model code used by the city that sets minimum maintenance requirements for existing commercial and residential structures and premises.
- Staff participated on online training for ADA and fair housing through the Texas Department of Housing and Community Affairs and trainings recommended by the city's ADA Coordinator during the program year.
- The completed Title VI policy and procedures under the Collin County Transit program was reviewed this year by the State of Texas and federal representatives; policies were updated to continue providing the best operations, programs and services and services without regard to race, color, national origin, disability, gender or age in accordance with Title VI of the Civil Rights Act (and supplementing legislation). Copies of the document are available to the public at City Hall and at request by mail. The City also provides online access to the public to issue complaints. Title VI and ADA policies are available to the public on the city's website.

<https://www.mckinneytexas.org/1944/Transit-Services>

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

The Housing and Community Development (HCD) Department administers the Community Development Block Grant, ensuring reporting, compliance, management, and implementation of the program under required regulations. Programs are monitored monthly and annually to maintain compliance under the U.S. Department of Housing & Urban Development (HUD). The department works in concert with the city's Finance Department for quarterly report to HUD and ensuring that the line of credit does not exceed 1.5 times the amount of the most recent CDBG entitlement grant. HUD monitors the city annually in August in a timeliness test; the city met compliance, even with HUD's grace for grantees nationwide due to COVID-19.

Monitoring includes review of the city's programs including Housing Rehabilitation and Public Service Sub recipients. Each program receives training during the program year to learn about compliance, reporting and reimbursement requirements. Each agency is required to carry insurance and execute a grant agreement with the city that includes scope of work, beneficiary, and compliance requirements. Technical assistance is provided to sub recipients throughout the year, as needed to meet reporting and reimbursement requirements. Sub recipients and city funded programs must submit monthly reports of performance, where staff reviews beneficiary data, invoices, and other source documentation, including reports, timesheets, rent and utility receipts, and work logs to support reimbursement requests. If needed, the department consults with the agency or program for further clarification before submitting items to the Finance department for payment.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City of McKinney continues the goal of providing reasonable citizen participation opportunities, following federal government regulations and requirements. City Council appoints a seven (7) member Community Grants Advisory Commission (CGAC) to assist in developing recommendations for projects and activities within the annual entitlement grant and local public service funding. McKinney City Council will conduct a public hearing December 16, 2021, at the 6:00 PM scheduled meeting, 222 North Tennessee Street, McKinney, TX 75069; citizens may also submit or provide comments during the public hearing. Citizens may provide comments no later than December 30, 2021. Comments submitted during the public comment period or public hearing will be included in the final draft. Written comments may be submitted to the Community Services Administrator, City of McKinney, Housing & Community Development

Department, 222 N. Tennessee Street, P.O. Box 517, McKinney, TX 75070, or via email at [consolidatedgrants@mckinneytexas.org](mailto:consolidatedgrants@mckinneytexas.org). Citizens may view the CAPER online in person at 406 N. Tennessee Street, McKinney, TX 75069 during business hours of 8:00 AM – 5:00 PM during the comment period; also, citizens may request a mailed copy by calling the office at 972-547-7577. HUD will review the final draft, determine compliance in performance and submit final approval to the City Manager within estimated 90 days of submission.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

There are no changes to the City of McKinney's program objectives at this time. The program is self-monitored throughout the program year; if objectives require change, a substantial amendment process will take place to gain citizen participation under public hearing(s). The city conducted and completed a new Consolidated Plan for the program years of 2020-2024. The City will continue to review program objectives under the Consolidated Plan and adjust as applicable to complete CDBG national objectives. The impact of COVID-19 will challenge the process of completing requirements, however, the U.S. Department of Housing and Urban Development (HUD) continues to provide grantees with resources and approved permissions to expedite services to residents who are impacted to prepare for, address or remove the impact of the Coronavirus. It is anticipated that there will be a greater need for Health Services funding for agencies, as applicable. The city will take advantage of the waiver to re-allocate CDBG funds to the CDBG-CV program (COVID-19) when applicable.

*Application Process.* The City transitioned to a web-based process, which allowed greater efficiency for applicants, report, and grant administration. The mandatory attendance requirement for pre-application meetings was dropped and replaced with program and technical assistance appointments for those unable to attend initial sessions. The Housing & Community Development Department used social media platforms for greater public awareness with residents and agencies. In the next program year, the city will transfer its reporting to an online process to expedite processing. As a result of rising home prices and caps where homeowners cannot afford homes, the city will re-evaluate its homebuyers' program and determine if there are other community development funding that can assist residents without restriction. The city's Affordable Housing Corporation increased involvement to assist with funding to aid residents with home repairs for not eligible under CDBG and began negotiations with affordable housing developers for new market activities.

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

No

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

N/A

*This report concludes the narrative requirements under the Consolidated Annual Performance Evaluation Report for the City of McKinney.*