



**CITY OF PLANO
COUNCIL AGENDA ITEM**

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		6/27/11		
Department:		Planning/Community Services		
Department Head		Phyllis Jarrell		
Agenda Coordinator (include phone #): Karen Suiter ext. 7566				
CAPTION				
A Resolution of the City Council of the City of Plano, Texas, adopting the 2011-2012 Action Plan, including the final statement of Community Development Block Grant and HOME program objectives and proposed uses of funds for program year 2011-2012; and declaring an effective date.				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2011-2012	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
BALANCE	0	0	0	0
FUND(s): CDBG & HOME GRANT FUNDS				
COMMENTS: This item has no fiscal impact.				
STRATEGIC PLAN GOAL: Adopting the 2011-12 Action Plan relates to the City's goal of Partnering for Community Benefit, Great Neighborhoods - 1st Choice to Live, and Financially Strong City with Service Excellence.				
SUMMARY OF ITEM				
This resolution formally adopts the 2011-12 Action Plan, which includes the final statement of Community Development Block Grant and HOME Program objectives, thereby setting the budget for the use of these funds in 2011-12. If, as a result of the public hearing, any of the proposed projects are changed, this resolution will need to be amended prior to its approval.				
List of Supporting Documents: Resolution, Staff Summary, Action Plan			Other Departments, Boards, Commissions or Agencies Community Relations Commission Approved 7-0	

CITY OF PLANO
COMMUNITY RELATIONS COMMISSION

June 27, 2011

Report on 2011-2012 Federal Grant Recommendations

SUMMARY OF RECOMMENDATIONS:

The Community Services Division has a total of \$1,705,413 in federal funds and program income to be allocated for 2011-12. This amount is derived as follows:

New 2011-12 CDBG Grant amount:	\$1,169,726
New 2011-12 HOME Grant amount:	\$ 423,487
Estimated CDBG Program Income for 2011-12:	\$ 102,000
<u>Estimated HOME Program Income for 2011-12:</u>	<u>\$ 10,200</u>
Total Amount:	\$1,705,413

Each year projected program income must be included in the allocations. For 2011-12, staff has estimated \$112,200 in program income; therefore, must include the additional funds in the year's total. The estimate includes \$102,000 in CDBG program income and \$10,200 in HOME program income, although the actual amount collected may be substantially less or more.

Because there is uncertainty about the actual amount of program income the City will collect and because nearly all of the income is generated by the housing rehabilitation program's loans, program income is typically allocated to the housing rehabilitation program rather than to a particular agency. If there is a shortfall, the housing rehabilitation program is best able to absorb the loss because of the large amount of funding it receives. This year, the rehabilitation program did not receive HOME funds, so HOME program income was allocated to the first-time homebuyer assistance program as part of that program's funding recommendation.

Public services can be funded through CDBG, but are limited to 15% of the total of CDBG entitlement funds and program income. Public services are defined as activities directed toward improving community services, including employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, welfare, or recreational needs, and which do not fall under any other CDBG category. The 2011-12 CDBG public service grant amount is calculated to be \$190,755, at the maximum 15%. The City received \$440,085 in public service requests from agencies considered for CDBG funds. Any change in the recommendations should take the public service cap (15% limit) into account.

Of CDBG construction funds and HOME dollars, there are \$1,514,658 to allocate and \$2,042,672 in requests. Prior direction from the City Council has been to use CDBG funds primarily to fund housing and neighborhood projects. Housing is a great concern for the City because deteriorating housing results in high crime rates, lower property taxes, and higher tax rates to pay the cost of dealing with problems. In addition, the lack of affordable housing under \$110,000 is a major focus. Since it is illegal to spend City tax funds on private property, federal funds are the primary source the City has to address housing concerns such as rehabilitation needs. For these reasons, CDBG is targeted toward housing and neighborhoods, and 73% of CDBG funds are directed to these areas within the following recommendations. All HOME

funds impact affordable housing, with the exception of grant administration funds. Additionally, 17% of CDBG and 9% of HOME funds are dedicated to grant administration, as is allowed by the grants. The 10% in remaining CDBG funds are directed toward social services which are not directly related to housing or neighborhoods.

HUD expects the City to use CDBG and HOME funds to meet the goals expressed in the Five-Year Consolidated Plan, which are included in the Action Plan. In our annual report to HUD and the community, we are expected to explain our progress in meeting these goals, using our available resources.

The following are the Commission's recommendations for the use of the 2011-12 grants. The chart shown below demonstrates how the recommendations are distributed between the two sources of funds. Please note that, for comparison purposes, the last column on the right shows the total amount the agency received in 2010.

2011 Applicant	CDBG	HOME	2011 Total Grant	2011 Request	2010 Funding
Boys and Girls Clubs of Collin County	\$ 22,000	\$ -	\$ 22,000	\$ 50,000	\$ 17,000
Christ United Methodist Church	\$ -	\$ 35,000	\$ 35,000	\$ 60,000	\$ 50,000
City of Plano – First Time Homebuyer Assistance	\$ 50,000	\$ 99,980	\$ 149,980	\$ 182,850	\$ 172,720
City of Plano – Grant Administration	\$ 215,685	\$ 40,000	\$ 255,685	\$ 255,685	\$ 324,700
City of Plano – Homelessness Prevention	\$ 43,755	\$ -	\$ 43,755	\$ 75,736	\$ 38,185
City of Plano – Helping Partners	\$ 20,000	\$ -	\$ 20,000	\$ 56,005	\$ 12,000
City of Plano – Housing Rehabilitation	\$ 795,025	\$ -	\$ 795,025	\$1,045,000	\$ 900,000
Communities in Schools Dallas Region	\$ 18,000	\$ -	\$ 18,000	\$ 40,000	\$ 30,000
Habitat for Humanity of South Collin County	\$-	\$ 120,000	\$ 120,000	\$ 190,000	\$ 162,000
Health Services of North Texas	\$ 10,000	\$ -	\$ 10,000	\$ 52,000	\$ 52,000
Jewish Family Service of Dallas	\$ 14,000	\$ -	\$ 14,000	\$ 34,375	\$ 14,000
LaunchAbility	\$ 10,000	\$ -	\$ 10,000	\$ 15,092	\$ 25,000
Maurice Barnett Geriatric Wellness Center – PHC	\$ 30,000	\$ -	\$ 30,000	\$ 50,000	\$ 30,000
Maurice Barnett Geriatric Wellness Center – Gatekeeper	\$ 23,000	\$ -	\$ 23,000	\$ 36,000	\$ 19,000
Plano Housing Corporation	\$ 20,261	\$138,707	\$ 158,968	\$ 240,500	\$ 143,493

2010 - 2014 CONSOLIDATED PLAN COMMUNITY DEVELOPMENT STRATEGIES AND OBJECTIVES AND OBJECTIVES

DECENT HOUSING

Strategy DH: Encourage the provision of decent, safe and affordable housing for low and moderate income and special needs residents.

Objective DH-1.1 (Affordability): Continue to preserve and enhance existing housing stock through home rehabilitation.

Objective DH-1.2 (Affordability): Continue to create affordable homeownership opportunities through homeownership assistance, new construction and/or acquisition and rehabilitation of land and properties for income qualifying households.

Objective DH-1.3 (Affordability): Increase and support affordable rental housing opportunities in Plano.

SUITABLE LIVING ENVIRONMENT

Strategy SL: Improve and maintain suitable living environments by supporting and enhancing public facilities, public services and infrastructure for low income persons, special needs populations and neighborhoods in need of revitalization.

Objective SL-2.1 (Availability/Accessibility): Develop and upgrade public facilities and infrastructure to help lower income persons, those with special needs and neighborhoods in need.

Objective SL-2.2 (Availability/Accessibility): Fund public service activities serving primarily lower income persons and those with special needs.

Objective SL-3 (Sustainability): Support the rehabilitation/revitalization of aging neighborhoods through a mixture of infrastructure improvements, home and business rehabilitation, code enforcement, and expanding economic opportunities.

ECONOMIC OPPORTUNITIES

Strategy EO: Encourage economic opportunities that promote private investment for low and moderate income persons and area workforce.

Objective EO-1 (Availability/Accessibility): Create and/or expand opportunities for small businesses and/or microenterprises.

REQUEST DETAILS:

Program: **SMART Moves** Request: \$ 50,000
Agency: **Boys and Girls Clubs of Collin County** Recommendation: **CDBG** \$ **22,000**

The Boys and Girls Clubs organization is requesting continuing financial assistance for the SMART Moves program, which is a comprehensive prevention and education program for at-risk youth run out of the Douglass Community Center. The program is designed to combat threats to children from engaging in risky behaviors including alcohol, tobacco, other drugs, teenage pregnancy, and gang violence.

This program relates to SL 2.2, Fund public service activities serving primarily lower income persons and those with special needs.

Program: **House on the Corner** Request: \$ 60,000
Agency: **Christ United Methodist Church** Recommendation: **HOME** \$ **35,000**

Christ United Methodist Church has built a new, affordable house each of the last six years moving the completed home to a residential lot in the Douglass Community. As with Habitat for Humanity, their volunteer hours and donations are an excellent source of matching funds for the HOME grant.

This activity relates to DH 1.2, Continue to create affordable homeownership opportunities through homeownership assistance, new construction and/or acquisition and rehabilitation of land and properties for income qualifying households.

Program: **First Time Homebuyer Assistance** Request: \$ 182,850
Agency: **City of Plano Community Services** Recommendation: **HOME** \$ **99,980**
CDBG \$ **50,000**

This program provides down payment and closing cost assistance to enable a low-income family to purchase their first home. Funds will assist 14 households to buy a home. The amount recommended includes an estimated \$10,200 in HOME program income based on loan repayments.

This activity relates to DH 1.2, Continue to create affordable homeownership opportunities through homeownership assistance, new construction and/or acquisition and rehabilitation of land and properties for income qualifying households.

Program: Grant Administration	Request: \$ 255,685
Agency: City of Plano Community Services	Recommendation: HOME \$ 40,000
	CDBG \$ 215,685

The administrative funds from CDBG are used for incidental expenses of administration of the grant, including the annual audit, the cost of travel to HUD-related training, legal notices and advertisements, and fair housing expenses. The administrative funds are also required to staff oversight of the grants, including development of HUD reports, subrecipient agency monitoring, and financial management.

HOME administrative funds are used for the same purposes as CDBG administrative funds. HOME administrative funds have the added benefit of not requiring matching funds, thereby reducing the City's potential liability for contributing cash out of the budget for the required match.

Program: Helping Partners	Request: \$ 56,005
Agency: City of Plano Community Services	Recommendation: CDBG \$ 20,000

Helping Partners is a referral service that brings volunteer groups to location-eligible Plano homeowners and neighborhoods in need of repairs, cleanups or other services. The program connects pre-approved homeowners with community organizations who have resources to assist them.

This activity relates to DH 1.1, Continue to preserve and enhance existing housing stock through home rehabilitation.

Program: Homelessness Prevention	Request: \$ 75,736
Agency: City of Plano Community Services	Recommendation: CDBG \$ 43,755

For a number of years the City has funded a homeless prevention program, whereby families who are in non-recurring difficulties which have put them in danger of losing their home can receive up to three months of rent and utility assistance. The Commission recommended \$43,755 in funding. The program is subcontracted to the Samaritan Inn and has specific guidelines that distinguish this program from other family assistance programs run by the agency. Additionally, the Samaritan Inn comes to Plano two times a month to administer the program within the city, providing easier access for residents.

This program relates to SL 2.2, Fund public service activities serving primarily lower income persons and those with special needs.

Program:	Housing Rehabilitation	Request:	\$1,045,000
Agency:	City of Plano Community Services	Recommendation:	CDBG \$ 795,025

This is an on-going program of low-interest loans for the rehabilitation of houses and apartments in Plano. The program also provides for the acquisition, rehabilitation and resale of single family homes to low and moderate-income homebuyers. The program helps low-income households to make their homes livable, and has been the primary activity of the Community Development program in Plano since its inception. Housing Rehabilitation provides a decent living environment for low-income families, and visibly improves neighborhoods.

Since this is a revolving loan fund, a portion of the money is recovered to be used again. The amount recommended includes an estimated \$102,000 in program income based on loan repayments.

This activity relates to DH 1.1, Continue to preserve and enhance existing housing stock through home rehabilitation.

Program:	Help Kids Program	Request:	\$ 40,000
Agency:	Communities in Schools Dallas, Inc.	Recommendation:	CDBG \$ 18,000

Communities in Schools Dallas, Inc. is requesting funds to compensate counselors at Williams High School and Armstrong Middle School. These individuals provide academic and social support services, drug and alcohol prevention programs, and mentoring and tutoring for at-risk students. According to the agency, student needs in these schools continue to increase. CDBG has funded this program for the past eight years. This is a public service.

This program relates to SL 2.2, Fund public service activities serving primarily lower income persons and those with special needs.

Program:	New and Rehabilitated Affordable Housing	Request:	\$ 190,000
Agency:	Habitat for Humanity of South Collin County	Recommendation:	HOME \$ 120,000

Habitat is asking for money to buy land to build four houses in Plano. This year the Commission is recommending funding from HOME. The program will also allow for the purchase and rehabilitation of single family dwelling units for the purpose of housing affordable low- and moderate-income households. The volunteer hours and donations obtained by Habitat in building their homes have been invaluable in meeting the City's matching requirements for the HOME program.

This activity relates to DH 1.2, Continue to create affordable homeownership opportunities through homeownership assistance, new construction and/or acquisition and rehabilitation of land and properties for income qualifying households.

Program: **Nutrition and Hygiene Services**
Agency: **Health Services of North Texas**

Request: \$ 52,000
Recommendation: **CDBG** \$ **10,000**

This request is for hygiene and nutritional products for persons living with HIV/AIDS and other low-income clients, operational costs and staff salaries. The request is considered to be a public service. The Commission believed that the services provided by this organization meet needs of individuals with significant medical and related financial challenges. Funding this year is limited by the number of Plano clients projected to use this service in the application.

This program relates to SL 2.2, Fund public service activities serving primarily lower income persons and those with special needs.

Program: **Supported Employment/Continued Support**
Agency: **LaunchAbility**

Request: \$ 15,092
Recommendation: **CDBG** \$ **10,000**

This request is for the Supported Employment program, a comprehensive program that helps adults with cognitive disabilities to obtain employment at market pay.

This program relates to Strategy EO, Encourage economic opportunities that promote private investment for low and moderate income persons and area workforce.

Program: **Preventative Health Care**
Agency: **Maurice Barnett Geriatric Wellness Center**

Request: \$ 50,000
Recommendation: **CDBG** \$ **30,000**

This request is for preventative nursing care, counseling, health education, referrals, medical equipment lending and routine preventative service not covered by Medicare. Individuals participating in this program will be either elderly or severely disabled.

This program relates to SL 2.2, Fund public service activities serving primarily lower income persons and those with special needs.

Program: **Gatekeeper**
Agency: **Maurice Barnett Geriatric Wellness Center**

Request: \$ 36,000
Recommendation: **CDBG** \$ **23,000**

This service assists at-risk Plano elderly or disabled adults with case management. Case management will include referrals to the appropriate community partners, assistance in securing resources and advocacy.

This program relates to SL 2.2, Fund public service activities serving primarily lower income persons and those with special needs.

Program:	Gerontology	Request:	\$ 34,375
Agency:	Jewish Family Service Of Dallas	Recommendation:	CDBG \$ 14,000

This program assists at-risk Plano seniors age 62 or older with in-home case management and physical and mental healthcare services.

This program relates to SL 2.2, Fund public service activities serving primarily lower income persons and those with special needs.

Program:	Land Purchase and Lot Preparation	Request:	\$ 240,500
Agency:	Plano Housing Corporation	Recommendation:	CDBG \$ 20,261 HOME \$ 138,707

This request is for operational expenses up to \$41,435, and funding to purchase, rehabilitate, and re-sell single-family homes with approximately \$117,533. The homes are typically sold at a discount from appraised value to make them more affordable to low-income families.

HOME rules require that at least 15% of the HOME funds be designated for Community Housing Development Organizations (CHDO's). The rules also allow the City to provide up to 5% of the HOME grant for CHDO operating expenses. No matching funds are required for operating expenses, so it is to our benefit to provide them in order to reduce our matching requirements. Plano Housing Corporation is currently our only CHDO, so they automatically receive \$63,523 (15% of the HOME grant). The Commission is recommending that they receive \$138,707 from HOME, including \$21,174 (5%) of the HOME entitlement grant for operating expenses.

The Commission also recommended that \$20,261 be granted from CDBG funds to give them a total of \$158,968.

This activity relates to DH 1.1, Continue to preserve and enhance existing housing stock through home rehabilitation.

Unfunded Request Details:

There were two agencies' requests, considered for CDBG and HOME funding, that were not recommended by the Commission.

Program:	Mullins and Crossbend Rehabilitation, Alma Center Equip- ment, and Computer Acquisition	Request:	\$ 89,514
Agency:	LifePath Systems, Inc.	Recommendation:	CDBG \$ 0

LifePath Systems provides services to people living with mental illness and developmental disabilities. The agency requested funds to rehabilitate two of their group homes, equip four group homes with computers and internet access, purchase a copier, and replace the heating and air conditioning system for their Alma Center Offices.

The Commission felt strongly that the agency did not demonstrate the capacity to adequately administer funds, and therefore, is recommending no funding for these requests.

Program:	Plano Family Literacy Program	Request:	\$ 20,000
Agency:	Plano ISD Education Foundation	Recommendation:	CDBG \$ 0

The application requests funds to support a GED class for parents of PISD students. The Commission considered this application for funding out of the Community Development Block grant (CDBG) since the request was ineligible for Buffington Community Service Grant funds because GED classes do not provide short-term, urgent economic assistance or care services, offering the immediate relief of a crisis.

The program is eligible for CDBG funds since it provides services to illiterate and economically disadvantaged families consistent with the city's Consolidated Plan goals. Unfortunately, the application provided no DUNS number as required by HUD, which is a condition of CDBG funding. In fairness to other applicants, the Commission could not consider the application to have a DUNS number after the application deadline.

A Resolution of the City Council of the City of Plano, Texas, adopting the 2011-2012 Action Plan, including the final statement of Community Development Block Grant and HOME program objectives and proposed uses of funds for program year 2011-2012; and declaring an effective date.

WHEREAS, the Community Relations Commission held public hearings in 2011 on April 13, April 19, April 26, and May 3 and made final recommendations at the public meeting on May 17, 2011, concerning the 2011-2012 Action Plan, and the use of the Community Development Block Grant Funds, and the HOME Investment Partnership Funds collectively referred to herein as “the Funds”, and;

WHEREAS, the City Council held a public hearing on June 27, 2011, to receive public comments concerning the recommendations of the Community Relations Commission, and;

WHEREAS, the City Council has authorized the City Manager to make application for the Funds;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

SECTION I. - The 2011-2012 Action Plan (Exhibit “A” attached hereto), including the Final Statement of Community Development Block Grant and HOME Investment Partnership Objectives and Proposed Use of Funds for 2011-2012, are hereby adopted with funding allocations as follows:

Boys and Girls Clubs of Collin County	\$ 22,000
Christ United Methodist Church	\$ 35,000
First Time Homebuyer Assistance	\$149,980
Grant Administration	\$255,685
Homelessness Prevention	\$ 43,755
Helping Partners	\$ 20,000
Housing Rehabilitation	\$795,025
Communities in Schools Dallas Region	\$ 18,000
Habitat for Humanity of South Collin County	\$120,000
Health Services of North Texas	\$ 10,000
Jewish Family Service of Dallas	\$ 14,000
LaunchAbility	\$ 10,000

Maurice Barnett Geriatric Wellness Center – PHC	\$ 30,000
Maurice Barnett Geriatric Wellness Center – Gatekeeper	\$ 23,000
Plano Housing Corporation	\$158,968

SECTION II. - This resolution shall take effect immediately upon its passage.

DULY PASSED AND APPROVED THIS 27TH DAY OF JUNE 2011.

Phil Dyer, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

Approved as to form:

Diane C. Wetherbee, CITY ATTORNEY

2011-12 City of Plano Action Plan

Prepared for the
United States Department of Housing
and Urban Development
by the City of Plano, TX



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2011-12 CITY OF PLANO ACTION PLAN

As part of the Federal regulations guiding the development of this document, the City is required to provide an executive summary that includes objectives and outcomes identified for the plan year, as well as an evaluation of past performance, a summary of the citizen participation and consultation process, and a summary of comments or views expressed with reasons for any comments not accepted.

The City of Plano 2011-12 Action Plan details activities that will receive U.S. Department of Housing and Urban Development (HUD) funds from October 1, 2011 through September 30, 2012. After a lengthy citizen participation process that encouraged involvement from Plano residents and those organizations assisting Plano residents, the activities detailed in the Plan represent the recommendations of the Community Relations Commission. Funding for the activities will come from HUD's Community Development Block Grant (CDBG) and HOME Investment Partnership Grant (HOME) funds. All of the activities will improve the quality of life for Plano residents and enhance the overall community.

Priorities for funding are established through the 2010-2014 City of Plano Consolidated Plan. The 2010-2014 Consolidated Plan details the strategies, objectives, outcomes and goals the City of Plano will address with the use of HUD funds. The City of Plano combines general funds with HUD funds to achieve the objectives and outcomes set forth in the 2010-2014 Consolidated Plan. The 2011-12 Action Plan serves as year two of the five years.

2011-12 Goals and Objectives

The following are the FY 2011 objectives and outcomes identified for funding in the 2011-12 Annual Action Plan.

Decent Housing

Objective 1: To preserve and enhance existing housing stock through home rehabilitation.

Outcome: Provide programs to rehabilitate and improve the existing stock of homes occupied by low and moderate income owners.

Objective 2: To create affordable homeownership opportunities through homeownership assistance, new construction and/or acquisition and rehabilitation of land and properties for income qualifying households.

Outcome: Provide assistance to homebuyers with downpayment assistance, closing cost assistance, and/or homebuyer education and counseling.

Suitable Living Environment

Objective: Fund public service activities serving primarily lower income persons and those with special needs.

Outcome 1: Provide support to organizations that engage in public services for Plano residents, especially special needs populations, including but not limited to low income elderly, persons with disabilities, persons with HIV/AIDS and at-risk youth.

Outcome 2: Assist homeless supportive services across the entire spectrum of need, from homelessness to self-sufficiency, with the continued emphasis on homelessness prevention.

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Economic Opportunities

Objective: Create and/or expand opportunities for small businesses and/or microenterprises.

Outcome: Support activities that provide job training and assist with job/small business creation.

Evaluation of Past Performance

The City of Plano strives to improve performance of all organizations participating in the delivery of activities funded to enhance and improve the quality of life of Plano residents. Within the past 12 months, city staff has made several changes in policies, procedures and overall processes for many in-house HUD-funded programs. One of the most significant changes has come in the area of loan servicing. In previous years the Community Services Division (CSD) serviced all CDBG and HOME rehabilitation loans. In 2010, the CSD and Accounting Department staff collaborated to improve the servicing of CDBG and HOME rehabilitation loans. These collaboration efforts have enhanced the City's loan servicing services while allowing CSD staff to allocate more time towards ensuring that the City's Affordable Housing Goals are met.

In the past twelve months, the City of Plano has invested \$2,907,883 of HUD funds in the community to meet objectives and outcomes outlined in the 2010-2014 Consolidated Plan. \$355,883 in Homelessness Prevention and Rapid Re-Housing Program (HPRP) and \$38,185 in CDBG funds provided homelessness prevention and case management to Plano residents. \$1,517,469 in CDBG and \$414,764 in HOME funds were spent on creating, improving, and/or placing low to moderate income households into Plano's affordable housing stock. \$324,953 was spent on services to assist the elderly, disabled adults, at-risk youth, patients living with AIDS/HIV, and provide grant administration. Finally, \$256,629 in Community Development Block Grant Recovery (CDBG-R) funds were spent on improving the City's Day Labor Center which facilitates temporary labor placements.

The City has not achieved all the objectives and outcomes set forth in the 2010-2014 Consolidated Plan that ends September 30, 2015. However, it has made strides at addressing annual objectives. Though the 2010 Action Plan year ends on September 30, 2011, the city has exceeded the Housing Rehabilitation Program's outcome and met its 2010 economic opportunity outcome. The City expects to meet all other 2010-11 annual objectives by the end of FY2010.

Public Participation

The City of Plano understands the importance of citizen participation when making decisions that affect the community. The Community Relations Commission (CRC), policy recommending body to the Plano City Council, is made up of Plano residents and serves as the first resource by which the community can participate in funding allocations of HUD and City of Plano Buffington Community Service Grant funds. Through its coordination with staff, the CRC oversees the citizen participation process. In February 2011, the City of Plano notified Plano residents and organizations that expressed interest in providing services to Plano residents of available funding through electronic mail, letters sent by the U.S. Post Office and via the web at www.planoplanning.gov.

Applications were accessible via the city's website. In order to assist interested agencies in applying, city staff held two mandatory application trainings on February 9th and 10th. One-on-one technical assistance was made available by appointment to organizations interested in applying. Several organizations took this opportunity to meet with the CSD manager and staff in preparing their application before its official submission. On March 31st, the City published a newspaper notice in

2011-12 CITY OF PLANO ACTION PLAN

the Plano Star Courier informing the public of hearings for the use of CDBG and HOME funds. The CRC held public hearings for those desiring to speak on 2011 funding allocations on April 13th, April 19th, April 26th and May 3rd.

On May 17, 2011, the CRC made recommendations for the use of grant funding. A preliminary funding notice was published in the Plano Star Courier newspaper on June 12, 2011. In addition to listing CRC funding recommendations, it also explained how to obtain a copy City of Plano Draft 2011-12 Action Plan and noted the City Council public hearing date on June 27, 2011.

Summary of Citizen Comments or Plan Views:

To-date, comments received were made during CRC hearings by organization representatives regarding information presented in their written application. No written or public comments, other than written applications, have been received by City staff. The June 12, 2011 newspaper notice generated one call from a resident interested in the City's Homebuyer Assistance Program. The resident was further assisted by staff regarding the program.

Any comments received prior to the June 27th City Council public hearing will be provided to the Council. All comments made during the City Council public hearing and before July 14, 2011 will be submitted to the U.S. Department of Housing and Urban Development's Region VI Director of Community Planning and Development.

Resources

The City of Plano will use both CDBG and HOME funds during FY 2011. The following represents the FY 2011 CDBG and HOME entitlement allocations as compared to last year.

	FY 2010	FY 2011	Difference
CDBG	\$1,385,905	\$1,169,726	-\$216,179
HOME	\$477,993	\$423,487	-\$54,506
	\$1,863,898	\$1,593,213	-\$270,685 Total

HUD funds impact public services (social services), affordable housing, and grant administration. The 2011 reduction in CDBG funds has resulted in a 6% drop in available public services funding compared to that available in 2010. Non-profit partners will receive a smaller allocation this year due to the reduction in CDBG.

Affordable housing programs are funded through 65% of the CDBG allocation and 90% of the HOME allocation. The cuts have resulted in a loss of funding to our affordable housing partners, Habitat for Humanity and Christ United Methodist Church's House on the Corner, when compared to last year. Additionally, fewer homeowners will receive home rehabilitations through the City's Housing Rehabilitation Program.

The City expects to receive program income from rehabilitation loans for both the CDBG and HOME programs. As in FY 2010, the City anticipates receiving \$102,000 in CDBG and \$10,200 in HOME CDBG program income.

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The City of Plano also expects to meet the 25% HOME match requirement of \$105,872 through volunteer labor and donations received by Habitat for Humanity of South Collin County's Plano projects.

The above mentioned federal funds will be used to leverage private sector and non-federal public sources to aid organizations in providing a more complete scale of care to Plano residents. Funds provided by City of Plano to organizations are not enough to fund their entire program. For public service organizations, these funds help leverage state, foundation, and sometimes other federal funds to provide a continuum of services to Plano residents. For non-public service organizations, CDBG and HOME funds are used to leverage private bank funds and other federal programs to assist homebuyers and homeowners in improving or purchasing a home.

Annual Objectives

The Community Relations Commission has recommended the following activities for 2011:

DECENT HOUSING	
Objective 1: Continue to preserve and enhance existing stock of homes occupied by low and moderate income owners.	
Agency, Program	City of Plano, Housing Rehabilitation
Amount, Source	\$693,025 (CDBG) \$102,000 (CDBG Program Income)
Activity	Provide low-interest rehabilitation and reconstruction loans to low-to-moderate income owner-occupied and rental housing, some of which may include historic preservation. Also provide for the acquisition, rehabilitation and resale of single family homes.
Outcome	38 houses rehabilitated
Customer/ Beneficiary	Low-to-moderate income(LMI) homeowners
Service Area	City-wide
Agency, Program	City of Plano, Helping Partners
Amount, Source	\$20,000 (CDBG)
Activity	Connects volunteers with homeowners or neighborhoods in need of repairs, cleanups or other services.
Outcome	66 houses repaired
Customer/ Beneficiary	Plano residents living within City of Plano Benefit Area

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Service Area	Locations within City of Plano Benefit Area Map (Geographic Distribution section)
Objective 2: Continue to preserve and enhance existing stock of homes occupied by low and moderate income owners.	
Agency, Program	City of Plano, Homeownership Financial Assistance
Amount, Source	\$50,000 (CDBG) \$99,980 (HOME)
Activity	Provide downpayment and closing cost assistance of up to \$10,000 to low-to-moderate income families buying homes in Plano, including a mandatory eight hour homebuyer education class.
Outcome	14 households assisted into homeownership
Customer/ Beneficiary	LMI homebuyers
Service Area	Citywide
Agency, Program	Christ United Methodist Church, House on the Corner
Amount, Source	\$35,000 (HOME)
Activity	Construct an affordable house for an eligible homebuyer.
Outcome	1 house constructed and sold to a qualified homebuyer
Customer/ Beneficiary	LMI households
Service Area	Citywide
Agency, Program	Habitat for Humanity of South Collin County, Habitat for Humanity Plano Builds 2011-12
Activity	Acquire residential lots for the purpose of construction of housing and/or purchase existing homes for rehabilitation and resale.
Amount, Source	\$120,000 (HOME)
Outcome	4 houses rehabilitated or constructed and sold to a qualified homebuyer
Customer/ Beneficiary	LMI households
Service Area	Citywide

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Agency, Program	Plano Housing Corporation, Acquisition, Rehabilitation and Sale of Homes
Activity	Purchase and develop residential lots and/or purchase existing homes for rehabilitation and resale.
Amount, Source	\$20,261 (CDBG) \$138,707 (HOME)
Outcome	2 houses rehabilitated and resold
Customer/ Beneficiary	LMI households
Service Area	Citywide

2011-12 Decent Housing Outcome Summary

Rehabilitation/ Repair Goal	New Construction Goal	New Homeowner Goal	Total Outcome Goal
108 households	3 households	14 households	125 households

SUITABLE LIVING ENVIRONMENT

Objective: Fund public service activities serving primarily lower income persons and those with special needs.

Agency, Program	City of Plano, Homelessness Prevention
Activity	Provide rent or mortgage payments and utility assistance.
Amount, Source	\$43,755 (CDBG)
Outcome	16 households prevented from becoming homeless
Customer/ Beneficiary	LMI households
Service Area	Citywide

Agency, Program	Jewish Family Service of Dallas, Gerontology
Activity	Provide physical and mental healthcare.
Amount, Source	\$14,000 (CDBG)
Outcome	16 seniors assisted with healthcare
Customer/ Beneficiary	Seniors ages 62 years of age or older

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Service Area	Citywide
Agency, Program	LaunchAbility, Individualized Supported Employment
Activity	Provide job training and ongoing support to obtain and keep employment.
Amount, Source	\$10,000 (CDBG)
Outcome	3 disabled adults
Customer/ Beneficiary	Severely disabled adults
Service Area	Citywide
Agency, Program	Health Services of North Texas, Plano Nutrition Center
Activity	Provide hygiene and nutritional products for persons living with HIV/AIDS and other low-income clients.
Amount, Source	\$10,000 (CDBG)
Outcome	8 individuals assisted with nutritional services
Customer/ Beneficiary	LMI adults
Service Area	Citywide
Agency, Program	Maurice Barnett Geriatric Wellness, Gatekeeper
Activity	Provide support services to the elderly.
Amount, Source	\$23,000 (CDBG)
Outcome	19 individuals assisted with support services
Customer/ Beneficiary	Seniors ages 62 years of age or older and/or severely disabled
Service Area	Citywide
Agency, Program	Maurice Barnett Geriatric Wellness, Preventive Healthcare
Activity	Provide preventative health care to the elderly.
Amount, Source	\$30,000 (CDBG)

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Outcome	372 individuals assisted with healthcare	
Customer/ Beneficiary	Seniors ages 62 years of age or older and/or severely disabled	
Service Area	Citywide	
Agency, Program	Boys and Girls Clubs of Collin County, SMART Moves	
Activity	Provides an education program for at-risk youth.	
Amount, Source	\$22,000 (CDBG)	
Outcome	90 youth educated	
Customer/ Beneficiary	LMI Youth	
Service Area	Citywide	
Agency, Program	Communities in School Dallas Region, Help Kids at Williams High School and Armstrong Middle School	
Activity	Provide counseling to at-risk youth.	
Amount, Source	\$18,000 (CDBG)	
Outcome	40 at-risk youth	
Customer/ Beneficiary	LMI Youth	
Service Area	Armstrong Middle School and Williams High School students residing in Plano	
2011-12 Suitable Living Outcome Summary		
Households	Individuals	Total Outcome Goal
16	548	564
Other Objective		
Agency, Program	City of Plano, Grant Administration	
Activity	Provide oversight, monitoring, and coordination of the CDBG and HOME programs, as well as fair housing promotion, services, and counseling.	

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Amount, Source	\$215,685 (CDBG) \$40,000 (HOME)
Outcome	Effectively administered grant-funded programs
Customer/ Beneficiary	LMI households and individuals
Service Area	Citywide

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Annual Affordable Housing Goals

The City of Plano uses the majority of HUD funds to improve affordable housing in Plano. The City's annual affordable housing goals highlight the areas that the City of Plano plans to address. The goals addressed each year change depending on the amount of HUD funding available. The following chart represents 2011-12 Affordable Housing Goals.

ANNUAL HOUSING COMPLETION GOALS

Grantee Name: City of Plano Program Year: 2009-10	Expected Annual # of Units to be Completed	Actual # Completed	Resources Used During the Period
ANNUAL AFFORDABLE HOUSING GOALS (sec. 215)			
Homeless households	0	0	
Non-homeless household	75	0	CDBG, HOME
Special Needs households	0	0	
AFFORDABLE RENTAL HOUSING GOALS (sec. 215)			
Acquisition of existing units	0	0	
Production of new units	0	0	
Rehabilitation of existing units	0	0	
Rental Assistance	16	0	CDBG
Total Sec. 215 Affordable Rental	16	0	
AFFORDABLE OWNER HOUSING GOALS (sec. 215)			
Acquisition of existing units	2	0	CDBG, HOME
Production of new units	5	0	CDBG, HOME
Rehabilitation of existing units	38	0	CDBG
Homebuyer Assistance	14	0	CDBG
Total Sec. 215 Affordable Owner	59	0	
ANNUAL HOUSING GOALS			
Annual Rental Housing Goal	16	0	CDBG,HPRP
Annual Owner Housing Goal	59	0	CDBG, HOME
Total Annual Housing Goal	75	0	CDBG, HOME

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Explanation of Expected Numbers:

- **Non-Homeless Households:** Homelessness Prevention, First-Time Homebuyers, Plano Housing Corporation, Habitat for Humanity, Christ United Methodist, and Rehabilitation goals.
- **Rental Assistance:** Homeless Prevention goal.
- **Acquisition of existing owner units:** Plano Housing Corporation goal.
- **Production of new owner units:** Christ United Methodist and Habitat for Humanity goals.
- **Rehabilitation of existing owner units:** Rehabilitation goal.
- **Homebuyer Assistance:** First-Time Homebuyer goal.

Public Housing

The Plano Housing Authority fills an important need in the community for low income Plano residents. Through the use of Section 8 vouchers and a small portion of public housing units, Plano's most vulnerable populations are kept from entering into the realm of homelessness. The City of Plano will continue to work with the Plano Housing Authority to assist the PHA in encouraging residents to participate in the PHA Self Sufficiency Program. PHA residents participating in the program attend the City of Plano's eight hour, HUD-approved, Homeownership Class. After attending the class, the PHA leverages City of Plano First-Time Homebuyer funds to assist Self Sufficiency Program participants in becoming a homeowner.

Though the PHA is not designated as "troubled" by HUD, the City of Plano continues to work with the PHA and is available to assist them, if needed.

Homeless or At-Risk of Homelessness

The City of Plano outlined its homeless strategy in its 2010-2014 Consolidated Plan. The strategies and objectives below will be funded by both city general funds and HUD funds. The City's five year strategy, objectives and outcomes pertaining to homeless and special needs populations are as follows:

Strategy

To improve and maintain suitable living environments by supporting and enhancing public facilities, public services and infrastructure for low income persons, special needs populations and neighborhoods in need of revitalization.

Objective 1: To develop and upgrade public facilities and infrastructure to help lower income persons, those with special needs and neighborhoods in need.

Outcome 1: Support and assist with the creation of additional shelter, supportive services, and transitional housing for homeless and under-housed.

Objective 2: Fund public service activities serving primarily lower income persons and those with special needs.

Outcome 2: Assist homeless supportive services across the entire spectrum of need, from homelessness to self-sufficiency, with the continued emphasis on homelessness prevention.

In 2011-12, the City has chosen to use CDBG funds to impact Plano's homeless population by preventing more Plano residents from becoming homeless and locating those that are currently homeless during the annual homeless count. Through the City of Plano's Homelessness Prevention program, Plano residents are provided up to three consecutive months of emergency rent or mortgage and utility assistance, as well as intense case management to ensure that residents

move from being at-risk of becoming homeless to being stably housed. Additionally, the City supports the Collin County Homeless Coalition's annual Collin County Homeless Count, using CDBG funds to provide staff that assist with the coordination of the Count and printing "emergency pocket piles" for all homeless residents found during the Count. The City will provide city general funds to assist Collin County's only Homeless Shelter, the Samaritan Inn, in serving Plano residents experiencing homelessness.

Non Homeless Special Needs Populations

Likewise, through the use of city general funds, the City will provide funds to Hope's Door to provide a variety of services to victims of domestic violence. Through the use of HUD funds and city general funds, organizations serving the elderly, persons with AIDS/HIV and disabled individuals provide services to Plano residents. In 2011-12, these populations will be receiving support services, homelessness prevention services, job training and home repair assistance to improve their quality of life.

The City of Plano also served as the lead applicant for Texas Department of Housing and Community Affairs (TDHCA) FY 2011 Emergency Solutions Grant funds to further assist special needs and homeless populations throughout Collin County by providing emergency shelter funds, case management, and homelessness prevention services. The City remains hopeful that the application will receive funding for FY 2011.

Barriers to Affordable Housing

The City of Plano continues to work at removing down any barriers to affordable housing and prevent barriers from arising for Plano residents. In 2010, the City of Plano conducted an Analysis of Impediments to Fair Housing (AI). The AI produced a Fair Housing Action Plan that the City began following in 2010-11 and will continue to follow in 2011-12. The Fair Housing Action Plan suggested that the following activities be taken to reduce the fair housing impediments:

Action Item 1: Make it easier for residents to find information about fair housing and the complaint process. The city could improve its website by:

- Defining fair housing on the website. Discuss what fair housing is and provide the basics of the federal Fair Housing Act and the city's fair housing ordinance.
- Having direct instructions for filing a complaint.
- Having links to Texas Workforce Commission, Civil Rights Division (TWCCRD) AND HUD's websites.
- Providing information in Spanish and English. All of the information suggested above should be provided in English and Spanish.
- Having cross links with the Plano Housing Authority's website.
- In addition, the City should partner with the housing authority and local housing nonprofits to promote education and understanding of fair housing laws and rights. This could be accomplished through some of the following activities:

1. Fair housing presentations at neighborhood meetings and community events;
2. Sponsoring fair housing poster contests in elementary schools; and

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3. Displaying fair housing brochures and posters at community/recreation centers, in schools, health clinics, nonprofits and city/county agencies that are frequented by populations most vulnerable to housing discrimination.

Action Item 2: Continue policies to encourage and create mixed types of housing, affordable to households of all income levels.

Fostering Affordable Housing

In 2011-12, the City will continue addressing all of the actions set forth in the AI. Furthermore, the City will continue to work, ensuring that city zoning and other ordinances are conducive to the creation of more affordable housing in Plano. Organizations developing affordable housing in Plano will continue to receive funding to address these needs. Additionally, through the City's Housing Rehabilitation program, the City of Plano will acquire and rehabilitate affordable homes (including foreclosures) for sale to low-to-moderate income households.

Meeting Underserved Needs

The need for assistance to help under-served populations in Plano continues to grow with the unstable economy and unemployment. Moreover, the decrease in HUD funding, as shown in the Executive Summary of the document, place a strain on the available funds to assist organizations helping under-served populations. The City of Plano will continue to address the gap in services and needs of under-served communities through city general funds. In an effort to further help under-served populations, the City's Community Relations Commission changed the funding priorities for city general funds. All city-funded FY 2011 activities provide short-term, urgent economic assistance or care services, offering immediate relief of crisis impacting the physical and/or mental health of Plano residents. General categories for such assistance and care include food, clothing, shelter, transportation, and medical or crisis counseling care.

The City will also address underserved needs in other areas such as business and outreach. The City's Housing Rehabilitation program diligently works to include minority and women-owned contractors in the program's contracting opportunities. Letters will continue to be sent describing the rehabilitation program and requesting applications be completed for inclusion on the home improvement and rehabilitation contractor list. City staff will make efforts to attend events and meetings that minority and women-owned contractors sponsor. Also, staff will continue to attend community meeting that are minority focused, such as "Unidos" held in the city of Plano in order to include minority and women as clients in our programs.

Anti-Poverty Strategy

The City of Plano's anti-poverty strategies include assisting organizations, financially, that provide services for families living in poverty and help families get out of poverty. Through city general funds and HUD funds, families living in poverty have access to healthcare, education, food and support services. Additionally, the City works closely with homeowners and community groups to promote neighborhood involvement and neighborhood revitalization which lead to the reduction of poverty and strengthen community and family values. Through the City's "Love Where You Live" program, neighborhoods are revitalized and communities are strengthened through acts of kindness, outreach and volunteerism. The program allows the city to collaborate with various community, faith-based, and educational groups to make neighborhood and home improvements. Using the City's Neighborhood Enhancement Tool, neighborhoods are analyzed to decide which neighborhoods should be targeted for community projects. In the end, these anti-poverty strategies strengthen families and the entire community.

Lead Paint Hazards

Lead-based paint hazards are addressed through the Housing Rehabilitation program and the HOME acquisition/rehabilitation program. As homes enter these programs, they are evaluated 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. In addition, homes to be purchased through the First-Time Homebuyer Program that fail the required visual paint inspection will be tested for lead paint. If lead paint is present, the owner will be informed of the appropriate requirements to respond to the lead paint, and the purchase will not proceed with federal funds unless and until interim controls are completed.

Inter-agency Coordination

Inter-agency coordination is important to the institutional infrastructure surrounding HUD and city funded programs. Institutional structure is developed through financial assistance from the CDBG, HOME, city-funded grants, and other city general funds. Coordination between public and private housing agencies and social service agencies is an on-going process. The City participates in the Collin County Social Services Association, Collin County Homeless Coalition, Metro Dallas Homeless Alliance (MDHA), the Dallas Continuum of Care, and serves as Chair of the MDHA Homeless Management Information System (HMIS) Committee. Public Housing resident initiatives are supported by the Housing Authority. The City also coordinates with local faith-based groups to address the needs of Plano residents.

Program Specific Requirements

The purpose of monitoring activities funded by HUD and the City of Plano is to ensure that the activity is successfully carried out and compliant with all applicable rules and regulations. Where the activity is to be performed by a subrecipient or a CHDO, a contract between the agency and the City is signed. The contract specifies what will be done with the money allocated, and the rules and regulations which apply. In addition, City staff will meet with the agencies prior to the start of the grant year to explain the required record-keeping and provide each agency a compliance manual online.

To ensure that HOME and CDBG funds for affordable housing are committed and spent in a timely manner, the City will review monthly the progress of expenditures. In situations where the expenditures are not timely, staff will work with the subrecipient/CHDO to rectify the situation.

The monitoring process consists of the following steps:

1. Notification of subrecipient or CHDO of scheduled monitoring visit.
2. Entrance conference with agency 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 it complies with regulations and codes.
4. Where appropriate, review of income qualification documents.
5. Review of HOME match documentation, where applicable.
6. On-site inspection of housing units under way and completed, where applicable.
7. Exit conference to report tentative conclusions and findings to the agency staff.

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8. Written follow-up detailing any problems found and asking for a response explaining how the problems will be corrected.
9. When necessary, additional follow-up visit to see that problems have been corrected, including re-inspection for cited corrections in housing units.

In most cases, monitoring visits will be conducted when work is complete. However, in some cases, particularly with new subrecipients or CHDOs, more frequent monitoring visits will be conducted.

HOME funds will not be used for rental assistance, and therefore there will be no requirement to monitor for long-term compliance with property standards.

CDBG

In accordance with HUD requirements set forth in 91.220(l)(1), this brief paragraph seeks to address the 2011-12 CDBG programmatic status. As stated in the Executive Summary, the City of Plano expects to receive \$102,000 in CDBG program income from home rehabilitation loans during FY 2011-12. The City of Plano does not have float-funded activities and the City's Housing Rehabilitation Program is the only program using revolving loan funds. The City does not have a Section 108 loan program and does not have a surplus funds from urban renewal settlements. Finally, the City of Plano estimates that 90% of all CDBG funds will be used on activities that benefit persons of low and moderate income.

HOME

Required matching funds for the HOME program will be provided by the developers for the funds allocated to them. Matching funds for the City's portion of HOME funds will be provided primarily through the value of cash contributions, fee waivers, donated materials, equipment, and volunteer labor.

It has been determined that federal funds will be leveraged by other resources, such as loans from lenders, "boot strap" funds from Texas Department of Housing and Community Affairs (TDHCA), grants from the Federal Home Loan bank, as well as local homebuyer grants.

To ensure affordability, the City of Plano will impose recapture requirements on homeownership projects receiving subsidy that do not continue to reside in the residence for the entire affordability term.

Homebuyer HOME assistance will be provided as a deferred payment loan, amortizing annually over the course of the minimum period of affordability. An estimated 60% (12) of the households assisted in becoming homeowners will be minority households.

If the homeowner sells the property at any time prior to the end of the affordability period, he/she will be expected to pay the full unamortized amount due at the time of sale. If, however, the net proceeds of the sale, less the amount of homeowner investment (defined as down payment and documented capital improvements), is less than the unamortized amount remaining, the City will share the net proceeds with the homeowner. The net proceeds will be divided proportionally according to the following mathematical formulas:

$$\frac{\text{HOME Subsidy}}{\text{HOME investment} + \text{homeowner investment}} \times \text{Net Proceeds} = \text{HOME amount recaptured by P.J.}$$

$$\frac{\text{Homeowner Investment}}{\text{HOME subsidy} + \text{homeowner investment}} \times \text{Net proceeds} = \text{Amount to homeowner}$$

The City of Plano will apply HOME Resale provisions when there is no direct subsidy made to the homebuyer, meaning no funds to recapture. Resale would normally occur with funds provided to developers. The home will be sold to qualified low-to-moderate income buyers, the sales price will remain affordable, and the seller will receive a fair return. Projects only involving development subsidy will not be subject to recapture.

The City of Plano does not intend to use a form of investment not described in the HOME regulations.

The City of Plano does not intend to use HOME funds to refinance existing debt secured by multifamily housing.

The City of Plano will self-impose an affordability period of ten (10) years on Homeowner Rehabilitation projects. Assistance will be provided as an interest bearing note, a deferred payment loan, or a combination of both.

The resale and recapture of funds will be enforced with liens, deed restrictions, affidavits, and contracts.

Summary Statement

In summary, the City developed this document to describe future community development activities that will take place in the upcoming fiscal year. The document will serve as a guide to achieving objectives and outcomes set forth in the 2010-2014 Consolidated Plan during FY2011. It is designed to meet HUD requirements set forth in Title 24 Part 91.220. Activities in this plan serve as an avenue to improve the quality of life for all Plano residents and revitalize the community. Citizens are encouraged to read this document and submit comments and/or questions to city staff.