



# CITY OF PLANO COUNCIL AGENDA ITEM

<b>CITY SECRETARY'S USE ONLY</b>				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		12/17/2013		
Department:		Planning		
Department Head		Phyllis Jarrell		
Agenda Coordinator (include phone #): <b>Karen Suiter x7566</b>				
<b>CAPTION</b>				
Public Hearing and Comment: Review of the Consolidated Annual Performance Report describing the use of federal funds. This report details how the City used U.S. Department of Housing and Urban Development funds during the 2012-2013 grant year. The public will be given an opportunity to speak on the report during the public hearing.				
<b>FINANCIAL SUMMARY</b>				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: <b>2013-14</b>	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget	0	0	0	<b>0</b>
Encumbered/Expended Amount	0	0	0	<b>0</b>
This Item	0	0	0	<b>0</b>
<b>BALANCE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>FUND(s):     NA</b>				
<b>COMMENTS:</b> This item has no fiscal impact.				
STRATEGIC PLAN GOAL: Conducting a Public Hearing on the Consolidated Annual Performance Report relates to the City's goal of Financially Strong City with Service Excellence and Partnering for Community Benefit.				
<b>SUMMARY OF ITEM</b>				
As a requirement of receiving funds through the U.S. Department of Housing and Urban Development annually, the City must report on the grant-funded programs and related expenditures within 90-days of the end of the grant year. The report, called a Consolidated Annual Performance and Evaluation Report, or CAPER, is designed to make public the use of these funds during the previous grant year. As part of our Citizen Participation Plan, the public is given an opportunity to both review the plan and make comment on the plan at two public hearings. The first public hearing is with the Community Relations Commission, and the second at a City Council meeting. The City publishes a notice in the local newspaper and places the information on the website as notice of these meetings. After the hearings take place, public comments are noted in the document, and it is submitted to HUD for review and acceptance.				
List of Supporting Documents: Memo, Report			Other Departments, Boards, Commissions or Agencies Community Relations Commission	

**M E M O R A N D U M**

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**DATE:** December 2, 2013

**TO:** Bruce D. Glasscock, City Manager  
Frank Turner, Deputy City Manager

**FROM:** Shanette Brown, Community Services Manager

**RE:** 2012-13 Consolidated Annual Performance Evaluation Report

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Please find attached the Consolidated Annual Performance Evaluation Report (CAPER) which conveys the use of U.S. Department of Housing and Urban Development (HUD) funds in Plano. The report is prepared as an annual requirement for continued entitlement of federal dollars. Its purpose is to inform the public of the use of these funds during the most recent 12-month grant cycle, October 1, 2012 through September 30, 2013.

To summarize, Plano expended \$1,932,230 in federal funds from HUD during the 2012 grant year. One hundred percent of funds expended were used to provide housing and/or public services. A total of 710 low-income individuals and 111 low-income households obtained assistance. Additionally, projects focused on creating and sustaining housing included seven new affordable houses, 47 housing rehabilitations, and down payment and closing cost assistance for 10 first-time homebuyers.

The City of Plano also provided \$263,500 in Buffington Community Services Grant funds to provide short-term, urgent economic assistance and care services to Plano residents. City funds assisted 7,371 individuals and 315 households in need. These accomplishments directly support the strategies, objectives and outcomes established in the current 2010-2014 Consolidated Plan of Housing and Community Development Needs.

The following needs were met through grants used by various non-profit organizations or City programs. (Please note that some of the residents who were assisted appear in more than one of the following categories.)

Homeless/At-Risk of Homelessness	604
Elderly	1089
Persons with HIV/AIDS	23
Youth	683
Health Services	5033
Rent and Utility Assistance	39
Counseling/Advocacy	900

The impact of these funds is felt throughout Plano, helping to stabilize those individuals in need of assistance.

The Community Relations Commission held a public hearing and commented on the report at a meeting on November 14, 2013. There were no comments from the public, but minor modifications were made as a result of Commissioner comments and suggestions. Please contact me if you have questions regarding any of the information contained in the report.



## 2012 City of Plano Consolidated Annual Performance Evaluation Report

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



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## 1 Executive Summary

The City of Plano is required to submit a Consolidated Annual Performance Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD) per 24 CFR Part 91. This report is a summary of accomplishments and actions taken for activities stated in the prior year Action Plan. The 2012 CAPER is used by HUD and the City to evaluate progress and performance during October 1, 2012 through September 30, 2013, the third program year of the 2010-2014 Consolidated Plan.

This report also highlights the use of Federal and city general funds to meet the needs of the community. Below are the strategic plan objectives and areas of high priority identified in the Consolidated Plan:

1. Decent Housing Strategy
2. Suitable Living Environment Strategy
3. Economic Opportunity Strategy

Narratives detail the City's efforts to collaborate with intergovernmental agencies, affirmatively further fair housing, leverage funds, accomplish the objectives set forth in the Consolidated Plan and ensure program compliance.

The CAPER must be available for public review and comment for a minimum of 15 days prior to submission. This report will be submitted to HUD within 90 days of the close of the program year.

## 2 Summary of Resources and Distribution of Funds

### 2 Summary of Resources and Distribution of Funds

Each year, at the recommendation of the Community Relations Commission, City Council allocates funding to eligible activities which may include housing activities, emergency and public services. For the 2012-13 program year (PY), the City of Plano received an entitlement of \$1,432,009 in Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds and \$266,517 in program income. The total expended for CDBG and HOME, in the amount of \$1,932,230, includes funds from PY 2012-13 and prior years. General funds totaled \$263,500. All unexpended federal funds will carry over to PY 2013. With the assistance of nonprofit and faith-based organizations, the combined federal and general funds enabled the City to accomplish specific goals set forth in the 2010-2014 Consolidated Plan.

Program	PY 2012 Entitlement Funds	PY 2012 Program Income	PY 2012 Expenditures (includes prior year funds)	PY 2012 balance
CDBG	\$ 1,088,964	\$ 259,078	\$ 1,457,913	\$ 938,736
HOME	\$ 343,045	\$ 7,439	\$ 474,317	\$ 257,201
BCSG	\$ 263,500	0	\$ 263,500	0
<b>TOTALS</b>	<b>\$ 1,695,509</b>	<b>\$ 266,517</b>	<b>\$ 2,195,730</b>	<b>\$1,195,937</b>

Table 2.1 Grant Balance

#### 2.1 Federal Funds

The City of Plano recognizes the important role of nonprofit organizations within our community. Table 2.2 lists agencies (with corresponding HUD activity number) that received CDBG and/or HOME funds to help the City of Plano serve residents during the 2012 program year.

2012 Activities	HUD Activity Number
Boys and Girls Club of Collin County	572
Communities in Schools Dallas Region	573, 574
Christ United Methodist Church	568, 580
City of Plano Housing Rehabilitation Program	569, 576, 594

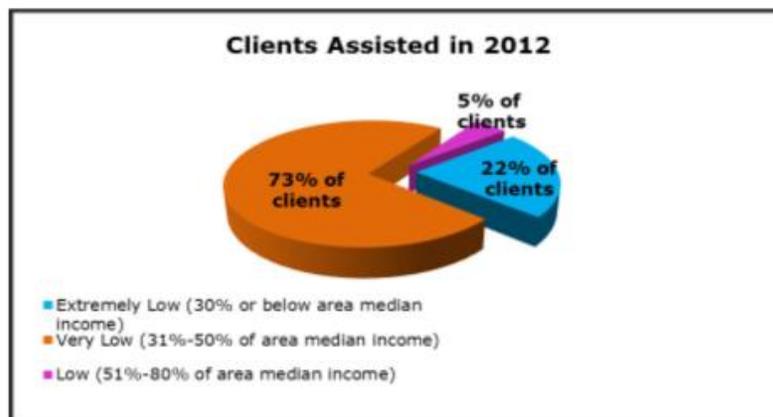
## Summary of Resources and Distribution of Funds

2

2012 Activities	HUD Activity Number
City of Plano First Time Homebuyer Program	581, 582, 583, 586, 587, 589, 590, 592, 597, 599
Maurice Barnett Geriatric Wellness Center	578, 579
Habitat for Humanity of South Collin County	511, 512, 513, 514, 515, 516, 517,
LaunchAbility	577
Plano Housing Corporation	565, 566, 571, 584, 585, 596, 600
City of Plano Homelessness Prevention (Samaritan Inn)	575

**Table 2.2 2012 Plano CDBG/HOME Agencies**

Federal dollars assisted individuals and households at or below 80% of the Dallas area median income as determined by HUD. The City of Plano requires 100% of persons assisted with HUD funds to meet income guidelines. During the past program year, 710 individuals and 111 households living in the City of Plano had access to new and/or improved services which helped them maintain and, in many cases, improve their economic situations.



**Picture 2.1**

## 2 Summary of Resources and Distribution of Funds

### 2.2 City Funds

#### **Buffington Community Services Grant Funds**

The Consolidated Plan sets parameters to address community needs through the use of HUD and City funds. During the 2012 program year, the City of Plano set aside \$1 per capita of general fund dollars to be distributed as Robert W. Buffington Community Services Grants (BCSG). These funds supplement federal resources available to accomplish Consolidated Plan goals. The program year for BCSG funds coincides with the HUD program year. In 2012, \$263,500 in general funds were set aside for BCSG grants. The following agencies received BCSG funds:

Agency Names	
Assistance Center of Collin County	Health Services of North Texas
Assistance League of Greater Collin County	Hope's Door
CASA of Collin County	Jewish Family Services
Children's Advocacy Center of Collin County	Journey of Hope
City House	Plano Children's Medical Clinic
Collin County Committee on Aging	Rape Crisis Center
Collin County Dental	Samaritan Inn
Family Outreach	

**Table 2.3 2012 Plano BCSG Agencies**

BCSG funds 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. Though the City does not have a low income level requirement for BCSG funds, most BCSG agencies report they assist those with the greatest need and are low-income. During PY 2012, 7,371 individuals and 315 families/households living in Plano were assisted with BCSG funds.

In summary, the City of Plano assisted 8,081 individuals and 426 families/households living within the city limits through a combination of HUD and general funds.

### 3 Narratives of Consolidated Plan Goals and Objectives

The CAPER provides an overview of accomplishments in addressing community development needs and priorities through a process which included citizen input and opportunity for public comment. The 2010-2014 Consolidated Plan sets forth five-year strategies with various objectives. The strategies and objectives undertaken during PY 2012 are stated below and followed by the activities completed to address them.

HUD Tables 3A and 3B, located in the Appendices of this document, show numerical goals and a numerical summary of the narratives below.

#### 3.1 Decent Housing Strategy

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

Six 2012-13 program activities are categorized under the Decent Housing Strategy of the Consolidated Plan. The objectives are as follows:

##### 3.1.1 Objective DH-1.1

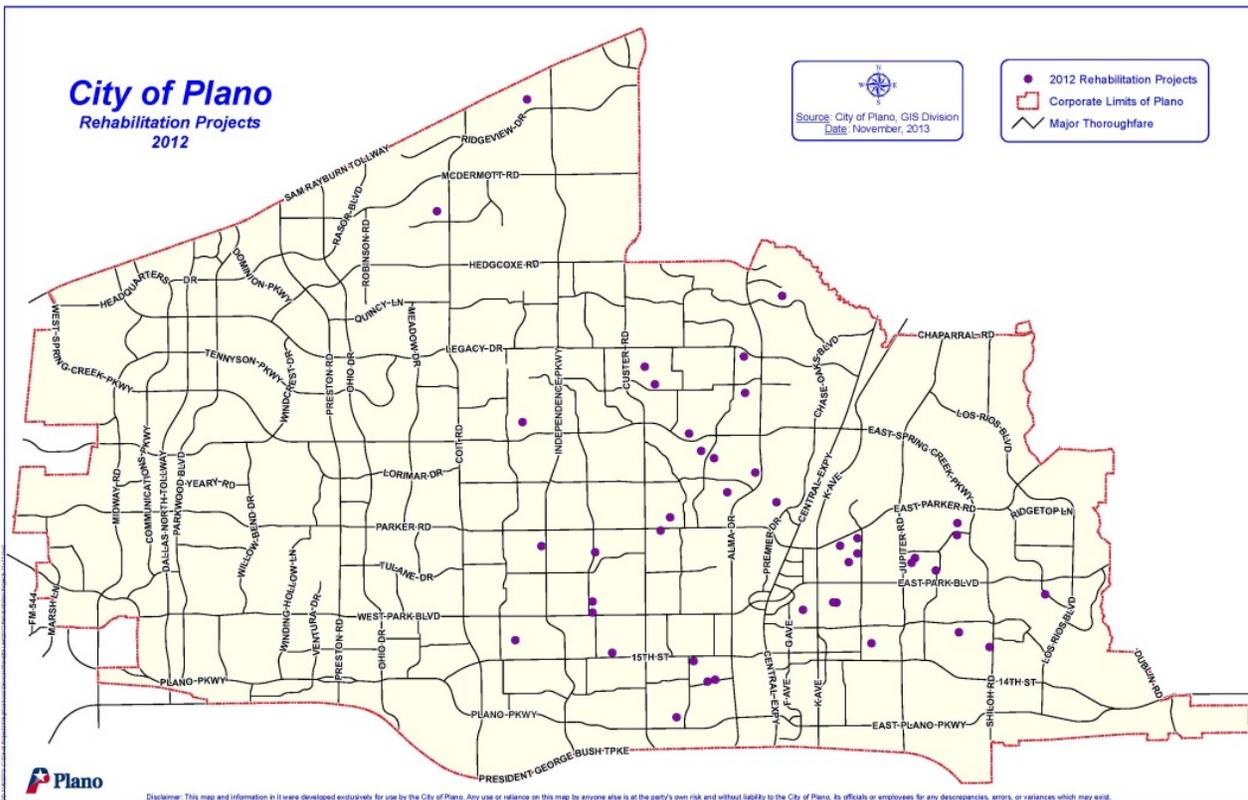
**Continue to preserve and enhance existing housing stock through home rehabilitation.**

###### 3.1.1.1 City of Plano Housing Rehabilitation

Several neighborhoods throughout the City have benefited from rehabilitation projects completed during PY 2012-13. Approximately \$1,070,175 in CDBG and HOME funds provided 23 emergency repairs, 19 home rehabilitations and the completion of one home reconstruction. Of the 43 households assisted, eight were categorized as extremely low, 10 very low and 25 low income.

One component of the program is to obtain the Home Energy Rating System (HERS) rating prior to and after a home rehabilitation. This rating quantifies the energy performance of the home. Homes rehabbed during the 2012 program year showed improvement in the HERS rating, specifically, an average of 36% as a result of the rehabilitation. The 2012 City of Plano Housing Rehabilitation project location map (Picture 3.1) shows housing rehabilitation program activities during PY 2012.

## Narratives of Consolidated Plan Goals and Objectives



Picture 3.1

### 3.1.2 Objective 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 qualified households.

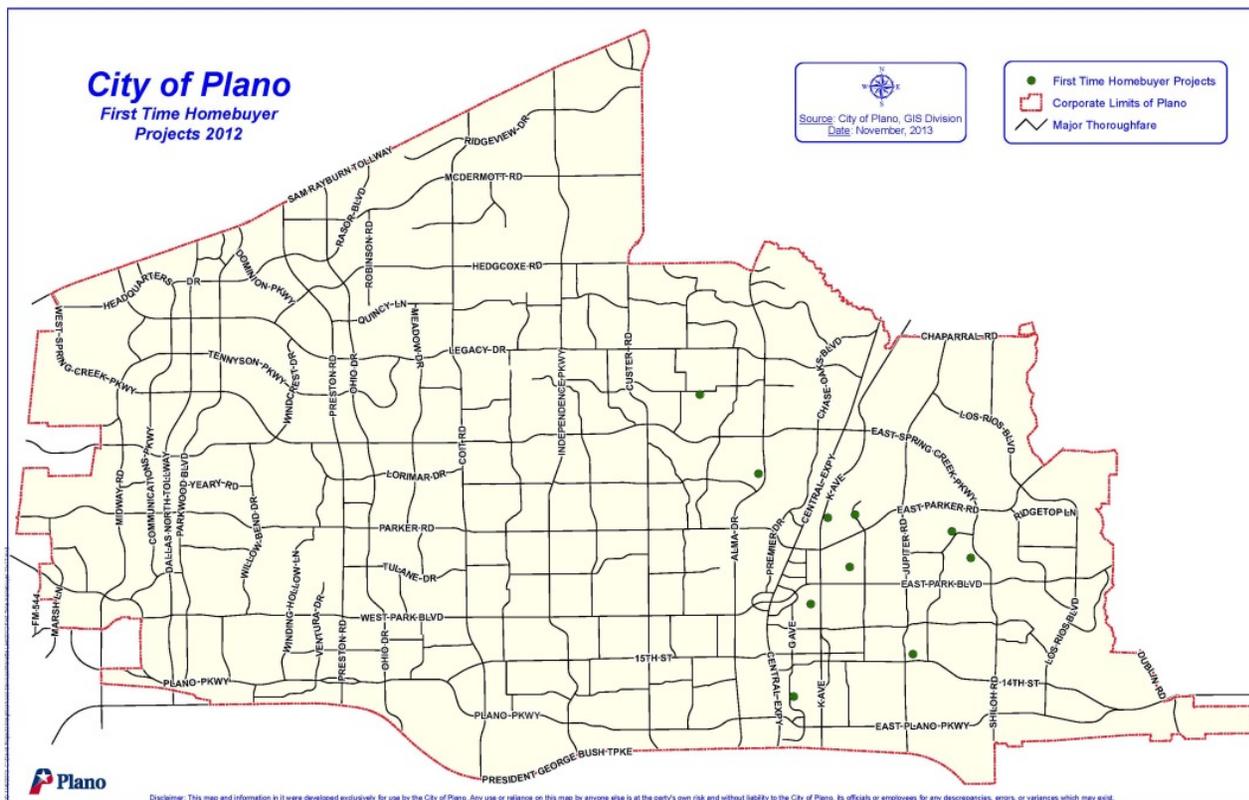
#### 3.1.2.1 Plano Housing Corporation

Plano Housing Corporation serves as the Community Housing Development Organization (CHDO) for the City of Plano. During PY 2012-13, this agency helped create affordable homeownership opportunities by purchasing, rehabilitating, and selling four homes to low income homebuyers. A total of \$25,000 in CDBG funds and \$137,660 in HOME funds were spent for these activities and associated operational expenses. Because little land is available for new construction, the service provided is very important to the City.

### 3.1.2.2 First Time Homebuyer Program

The City of Plano's First Time Homebuyer Program increases homeownership opportunities for qualified buyers. In PY 2012-13, the City of Plano continued to collaborate with two neighboring cities and is the central homebuyer education provider. Collaboration has benefited all parties by eliminating duplication of services, improving the quality of materials, increasing class participation and decreasing cost for each city. Other benefits include increased partnerships with lenders, realtors and other housing professionals as their knowledge and skills are used to enhance the training of potential homebuyers.

The City spent \$47,869 in CDBG and \$72,366 in HOME funds to assist 10 low income households. The 2012 City of Plano First Time Homebuyer Project Location map (Picture 3.2) shows where homes were purchased.



Picture 3.2

## Narratives of Consolidated Plan Goals and Objectives

### 3.1.2.3 Habitat for Humanity

Habitat for Humanity of South Collin County continues to help the City of Plano meet the need of reducing the cost burden for low income households by creating affordable housing in Plano. In PY 2012-13, the organization completed six homes and moved forward with completing construction on 4 additional lots. Construction of the 10 unit infill housing project has created affordable homes for low income families and improved the neighborhood substantially. Habitat spent \$50,362 in HOME funds for construction costs. Property acquisition and lot preparation costs were included in prior years.

### 3.1.2.4 Christ United Methodist Church

During PY 2012-13, Christ United Methodist Church celebrated constructing its 10th home with the assistance of HOME funds. The church has a unique project known as "House on the Corner". With mostly volunteer labor, members construct a home on the church parking lot which sits at the corner of a busy intersection, then transfer the home to a residential site. The visibility of this project continues to increase the awareness for housing needs in our community.

This program helps to address the City's priority to increase home ownership of low income populations. The church spent \$40,022 in HOME funds during the 2012-13 program year. These funds assisted them in building one home for sale to a low income family.

### 3.1.3 Objective DH-1.3

**Increase and support affordable rental housing opportunities in Plano.**

#### 3.1.3.1 Plano Housing Authority

The City of Plano often works in conjunction with the Plano Housing Authority (PHA) to assist residents in obtaining homeownership. According to HUD, the City of Plano is the "Responsible Entity" for PHA. "Responsible Entities" assume HUD's authority regarding compliance with federal laws and regulations. The City completed an environmental review for activities that PHA will undertake using its HUD Capital Fund allocation and certified PHA's initiatives as compliant with the Consolidated Plan.

## 3.2 Suitable Living Environment Strategy

**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.**

## Narratives of Consolidated Plan Goals and Objectives

3

Nine 2012-13 program activities are categorized under the Suitable Living Strategy of the Consolidated Plan. The objectives are as follows:

### 3.2.1 Objective SL-2.1

**Develop and upgrade public facilities and infrastructure to help lower income persons, those with special needs and neighborhoods in need.**

The City has accomplished the accessibility modifications commitment to upgrade public facilities and infrastructure.

### 3.2.2 Objective SL-2.2a

**Provide support for 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.**

#### 3.2.2.1 Boys and Girls Clubs of Collin County

The Boys and Girls Club of Collin County assisted 133 low income youth through their SMART Moves program. Funds provided salaries for SMART Moves staff, building maintenance and utility fees. The agency provided two gender specific youth forums to address such topics as moral compass, education and career development, and health and fitness. The agency spent \$30,000 in CDBG funds to carry out program activities.

#### 3.2.2.2 Communities in Schools

Communities in Schools spent \$15,000 in CDBG funds to conduct a mentoring and tutoring program for at-risk youth. Funds were used to pay for the salary and benefits of one caseworker at Armstrong Middle School and one at Bowman Middle School. Caseworkers provided assistance to a total of 35 students.

#### 3.2.2.3 Maurice Barnett Geriatric Wellness Center

The Maurice Barnett Geriatric Wellness Center assisted persons either disabled or 62 years of age and older through two CDBG funded programs. The agency used \$32,853 to provide preventive health care services to 505 individuals visiting the agency's clinic, and \$22,000 helped provide case management and counseling services to 25 at-risk seniors participating in their Gatekeepers Program.

## Narratives of Consolidated Plan Goals and Objectives

### 3.2.2.4 City-Funded Projects

The City's general funds helped to assist Plano residents of several populations as defined by HUD. Buffington Community Services Grant (BCSG) funds were awarded to 15 agencies. Of these, \$183,000 was spent to assist the special needs population.

#### **Elderly Populations:**

The Collin County Committee on Aging provided meals to 283 senior Plano residents. This service extends the nutrition level of seniors with the least income and greatest need.

#### **Neighborhoods:**

The City "Love Where You Live" program invested huge efforts toward sustaining and revitalizing existing neighborhoods. During the 2012 PY, two neighborhoods were targeted. The projects were accomplished with 813 volunteers who committed 4,634 hours to complete 27 housing projects and collect more than 12 tons of debris.

#### **Homeless Youth:**

City House assisted 86 homeless youth by providing shelter, educational and life skills mentoring.

#### **Victims of Domestic Violence:**

Hope's Door assisted 476 battered women and children with shelter and counseling.

#### **Abused Children:**

Court Appointed Special Advocates (CASA) of Collin County offers support for abused and neglected children within the court system. BCSG funds allowed advocates to serve as the voice for 118 Plano children during the 2012-13 program year. Children's Advocacy Center provided counseling and therapeutic services to 414 individuals.

#### **Persons in Need of Nutrition, Mental and/or Physical Medical Treatment:**

Health Services of North Texas provided supportive services for persons of special needs populations. The organization spent \$10,000 in CDBG funds to assist 23 Plano residents with medically-necessary nutrition and other services for persons of special needs populations.

Services provided by health clinics oftentimes eliminate emergency room visits. Plano Children's Medical Clinic provided preventive health care to 4,023 Plano children.

## Narratives of Consolidated Plan Goals and Objectives

3

The Rape Crisis Center provided crisis intervention, information and referral to Collin County hospital emergency rooms for victims of sexual assault and their families. The agency assisted 166 Plano residents.

Journey of Hope provided grief counseling at no cost to children, teens, young adults, and their families totaling 200 Plano residents.

### **School Age Youth:**

The Assistance League of Collin County provided 530 Plano school children with clothing and supplies for the 2012 school year.

### **3.2.3 Objective SL-2.2b**

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

#### **3.2.3.1 City of Plano Homelessness Prevention (Samaritan Inn)**

The Samaritan Inn continues to administer the City of Plano's Homelessness Prevention Program. The program provided emergency rent, mortgage, and/or utility assistance to 39 Plano households and spent \$67,756 in CDBG funds. Participating households received financial assistance and case management services.

#### **3.2.3.2 City-Funded Projects**

Of the City's general funds, \$19,000 of Buffington Community Services Grant (BCSG) funds was awarded to help address the needs of those that are homeless or at-risk of being homeless.

### **Homeless or At-risk of Homelessness:**

The Samaritan Inn used BCSG funds to assist 74 individuals with case management and shelter for residents that became homeless while living in Plano.

## **3.3 Economic Opportunity Strategy**

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

One 2012-13 program activity is defined within the Economic Opportunity Strategy. The objective is listed below:

### **3.3.1 Objective EO-2**

**Create and/or expand opportunities for small businesses and/or microenterprises.**

#### **3.3.1.1 LaunchAbility**

During program year 2012-13, LaunchAbility assisted 12 adults with cognitive disabilities in obtaining and maintaining employment with market pay. The agency spent \$10,000 in CDBG funds toward the goal of creating and/or expanding opportunities in the business sector.

### **3.4 Other Strategy**

Strategy O, as listed in the 2010-2014 Consolidated Plan, includes program planning and administration that supports all of the previously mentioned HUD strategies and objectives. This strategy's sole objective is:

**Objective O-1:** Use CDBG and HOME funds to coordinate, monitor and implement the Consolidated Plan objectives in compliance with HUD requirements.

The City of Plano used \$235,288 in CDBG and HOME funds administering the 2012-13 program activities to include salaries, training/professional development, public notices and printing, audit costs, association dues and mileage reimbursement.

## Assessment of Consolidated Plan Goals & Objectives

4

### 4 Assessment of Consolidated Plan Goals & Objectives

The City of Plano 2010-14 Consolidated Plan's strategies, objectives, and outcomes are included in the Appendices of this document. Table 4.1 details progress made toward achieving those outcomes during program year 2012; year three of the five-year plan. The last column of the chart reflects outcome achievement by percentage.

Decent Housing Strategy Objectives & Outcomes	5 Year Goal	2010	2011	2012	2013	2014	Total	%
<b>Objective DH-1.1: Preserve and enhance existing housing stock through home rehabilitation</b>								
Rehabilitate/Improve existing home stock (units)	<b>95</b>	34	36	43			<b>113</b>	<b>120%</b>
Offer and Market programs to rehabilitate existing rental stock (meetings)	<b>10</b>	0	1	2			<b>3</b>	<b>30%</b>
<b>Objective DH-1.2: Continue to create affordable homeownership opportunities through homeownership assistance, new construction and/or acquisition and rehabilitation.</b>								
Assist homebuyers through education and homebuyer assistance (households)	<b>60</b>	11	13	10			<b>34</b>	<b>57%</b>
Inventory available parcels and evaluate their feasibility for affordable housing development (develop land map)	<b>1</b>	0	0	1			<b>1</b>	<b>100%</b>

Table 4.1 Numerical Summary

## Assessment of Consolidated Plan Goals & Objectives

Decent Housing Strategy Objectives & Outcomes	5 Year Goal	2010	2011	2012	2013	2014	Total	%
<b>Objective DH-1.3: Increase and support affordable rental housing opportunities in Plano.</b>								
Support PHA to maintain affordable housing developments (environmental- reviews)	5	1	1	1			3	60%

Table 4.1

Suitable Living Environment Strategy Objectives & Outcomes	5 Year Goal	2010	2011	2012	2013	2014	Total	%
<b>Objective SL-2.1: Develop and upgrade public facilities and infrastructure to help lower income persons, those with special needs and neighborhoods in need.</b>								
Support/assist with the creation of additional shelter, supportive services, and transitional housing for homeless and under-housed (people)	100	18	0	0			18	18%
Continue to assist with housing accessibility modifications for elderly and disabled residents within the City of Plano (households)	5	5	0	0			5	100%

Table 4.1

## Assessment of Consolidated Plan Goals & Objectives

4

Suitable Living Environment Strategy Objectives & Outcomes	5 Year Goal	2010	2011	2012	2013	2014	Total	%
<b>Objective SL-2.2: Fund public service activities serving primarily lower income persons and those with special needs.</b>								
Provide support to organizations that engage in public services for Plano residents, especially special needs populations (individuals)	4,625	603	771	710			2084	45%
Assist homeless supportive services across the entire spectrum of need, from homelessness to self-sufficiency, with the continued emphasis on homelessness prevention (households)	100	22	39	47			108	108%
Participate and fund annual Collin County Homeless Point In Time count (units)	5	1	1	1			3	60%

Table 4.1

Suitable Living Environment Strategy Objectives & Outcomes	5 Year Goal	2010	2011	2012	2013	2014	Total	%
<b>Objective SL-3: Support the rehabilitation/revitalization of aging neighborhoods through a mixture of infrastructure improvements, home and business rehabilitation, code enforcement, and expanding economic opportunities.</b>								

## Assessment of Consolidated Plan Goals & Objectives

Suitable Living Environment Strategy Objectives & Outcomes	5 Year Goal	2010	2011	2012	2013	2014	Total	%
Track neighborhood well being by focusing resources on areas of greatest opportunity for improvement (neighborhoods)	3	1	2	2			5	167%

Table 4.1

Economic Opportunity Strategy Objectives & Outcomes	5 Year Goal	2010	2011	2012	2013	2014	Total	%
<b>Objective EO-2: Create and/or expand opportunities for small businesses and/or microenterprises.</b>								
Support activities providing job training and assist with job/small business creation (people)	50	13	11	12			36	72%

Table 4.1

## 5 Affirmatively Furthering Fair Housing

The City of Plano conducted an Analysis of Impediments to Fair Housing Choice (AI) in July 2010. The analysis reviewed the current City policies, federal and state regulations, and included a community survey of fair housing issues in an effort to recognize impediments to fair housing within the City of Plano. A summary of impediments are listed below along with actions taken to address them.

**Impediment No. 1:** Residents have very low awareness of who investigates housing discrimination in Plano and/or who to contact to file a complaint.

**Impediment No. 2:** Residents have limited information about fair housing laws and their rights. The city, housing authority and other partners could do more fair housing education and outreach.

**Impediment No. 3:** Plano continues to be a desirable place to live and, as such, has relatively high land and housing costs. That said, the city has policies in place to encourage affordable housing, including a Housing Infill ordinance and a Housing Density policy that allows for a mixture of housing types and densities. However, the city is predominantly intended for low-density neighborhood development.

### Fair Housing Action Plan

Based on research performed by BBC Consulting, it was recommended that the City of Plano consider the following Fair Housing Action Plan (FHAP) and activities for reducing fair housing impediments:

**Action Item 1:** Make it easier for residents to find information about fair housing and the complaint process.

#### *City 2012-13 Activity Response:*

The City of Plano monitored its Fair Housing Website to ensure residents have a clear definition of housing discrimination and access to links for HUD's website (to assist those seeking to submit a complaint), the Texas Workforce Commission, Civil Rights Division (TWCCRD) and the Plano Housing Authority website. Notices were included in City of Plano utility bills (Picture 5.1) Brochures and documents were distributed at City and neighborhood events and staff served on a committee to respond to HUD's proposed Furthering Fair Housing Rule.

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

## 5 Affirmatively Furthering Fair Housing

### *City 2012-13 Activity Response:*

As stated in the Analysis of Impediments, the City has several policies that encourage housing opportunities for low and moderate income households. The City's Housing Infill ordinance allows the City to acquire, donate land and/or allocate other funds toward the development of affordable housing. The City's Housing Density Policy Statement that is part of its Comprehensive Plan outlines principles for development of large scale, multifamily projects to avoid concentrations of such housing types. The policy statement includes a discussion of the positives of multifamily developments with hopes to dispel common myths. The City of Plano continued to promote these policies that encourage fair housing for all during the 2012-13 program year.



Picture 5.1

### 5.1 Actions & Outreach to MWBEs

Staff continued marketing and outreach to Minority and Woman Owned Business Enterprises (MWBEs) by utilizing local media, searching websites such as the Small Business Administration and local chapters of national associations. These efforts along with networking and referrals resulted in 67% (\$497,278) of total funds awarded as through housing rehabilitation as MWBE contracts.

Also, the City exceeded its goal of awarding 10% of construction contracts to Section 3 businesses and 3% of non-construction contracts to Section 3 businesses. From October 1, 2012 through September 30, 2013, the City of Plano paid \$747,779 to contractors providing construction and non-construction services to the City's Housing Rehabilitation Program. HUD's Section 3 Guidelines require recipients of their funds, to the greatest extent possible,

provide job training, employment and contract opportunities for low income residents. During PY 2012, 83% of construction contracts and 18% of non-construction contracts were awarded to contractors that met Section 3 guidelines.

## 5.2 Affordable Housing

Through policy, funding commitments, and in-house programs, the City has provided opportunities to maintain and increase its affordable housing stock. During PY 2012-13, first time homebuyers received homeownership assistance for existing, rehabilitated or newly constructed homes and current homeowners were assisted through the housing rehabilitation program.

Table 3B in the Appendices provides a numerical summary of accomplishments. The income percentage categories for those assisted equals 8 extremely low, 22 very low and 33 low income households.



Picture 5.2

## 6 Continuum of Care

The City of Plano actively pursues avenues to address homelessness and participates in coordinating homeless services in the community. Support services for 476 Plano residents living at an emergency shelter for victims of domestic violence, 42 residents living at Collin County's only transitional living facility that accepts men, women and families, and 74 homeless youth were provided with Plano general funds.

To address homelessness prevention, HUD funds were used to help families and individuals remain housed through rent, mortgage, utility and/or case management services.

Metro Dallas Homeless Alliance, the local Continuum of Care, has proposed a regional strategy to take action on homelessness in Collin County. The proposal includes additional funding, coordinated access for homeless persons, a Collin County Assessment Center and referral hotline.

Other efforts to provide solutions to homelessness include participation in the Collin County Point-in-Time Homeless Count and the Collin County Homeless Coalition. The coalition, which consists of homeless service providers, neighboring cities, faith-based organizations and educational institutions, is seeking ways to meet the need for services not currently available in Collin County.

## 7 Other Actions & Leveraging Funds

### 7.1 Other Actions

#### **Underserved Needs**

Recognizing Federal resources alone are not sufficient to meet community needs, the City of Plano created the Buffington Community Services Grant (BCSG) in 1998. The grant includes \$1 per capita of general funds to help meet underserved needs and assist agencies in accomplishing their missions.

#### **Foster and Maintain/Eliminate Barriers to Affordable Housing**

Ensuring that Plano residents have access to affordable housing is a priority for the City of Plano. This effort is accomplished through the City's First Time Homebuyer Program and Housing Rehabilitation Program as noted in earlier narratives. In addition, the City is committed to implementation of its Fair Housing Action Plan.

#### **Overcome Institutional Gaps and Enhance Coordination**

In order to overcome gaps in institutional structures and enhance coordination, Community Services Division staff actively collaborates with outside agencies which include the Collin County Homeless Coalition, Metro Dallas Homeless Alliance, Collin County Social Service Association and Texas Health Resources Community Health Council. Other efforts include networking with neighboring participating jurisdictions through the National Community Development Association and advocating for elimination of duplicate services amongst public service agencies.

#### **Public Housing and Resident Initiatives**

The Plano Housing Authority Family Self Sufficiency (FSS) program coordinates public and private resources to enable families to achieve economic independence through meaningful employment, higher paying jobs, high school diploma or higher degree and homeownership or similar goals. During PY 2012-13, the housing authority offered a walk-in medical clinic one afternoon per week and sponsored a "Back 2 School Block Party" for residents.

## 7 Other Actions & Leveraging Funds

### **Lead-Based Paint Hazard Reduction**

City staff has been trained and certified in lead-based paint risk assessment and hazard reduction. All houses built prior to 1978 are inspected for lead hazards prior to rehabilitation and home purchase. If potential hazards exist, homeowners receive lead based paint notification and the appropriate level of action is included in the rehabilitation work.

### **Program Compliance**

City staff attended various HUD-sponsored training sessions as well as participated in webinars during PY 2012-13. These efforts are to ensure staff is current with new and/or revised federal regulations regarding HUD funded programs. Below is a list of training sessions and/or webinars attended:

- CDBG Listening Session
- Consolidated Plan
- Environmental Review Training
- Federal Labor Standards
- HOME Basics Training
- HOME Final Rule
- Housing America's Future: New Directions for National Policy
- IDIS and the e-Con Planning Suite
- IDIS Release 11.4 Changes - CDBG
- Fair Housing
- Lead Based Paint
- Struckback Properties
- Sustainable Strategies for Ending and Preventing Homelessness

For planning/monitoring requirements, staff conducts regular desk monitoring and annual on-site monitoring of programs to ensure program and comprehensive planning compliance. In addition, staff requires mandatory training for all CDBG and HOME subrecipients and publishes a "CDBG and HOME Subrecipient Compliance Manual" for those agencies and provides ongoing technical assistance as needed.

### **Anti-Poverty Strategy**

Plano Housing Authority provided services to families with the objective to eliminate dependency on public assistance by gaining self sufficiency through achieving goals mentioned in the Public Housing and Resident Initiative section above. The self sufficiency program developed various educational and job training programs in cooperation with other area agencies to help families meet these goals.

Also contributing to this strategy, 10 low-income families purchased homes through the City of Plano First Time Homebuyer Program enabling them to begin building equity in real estate as well as homeowners assisted through Habitat for Humanity and Christ United Methodist Church housing programs.

HUD's Section 3 Guidelines require recipients of HUD funds, to the greatest extent possible, provide job training, employment, and contract opportunities for low income residents. During program year 2012, 83% of construction contracts and 18% of non-construction contracts were awarded to contractors that met Section 3 guidelines.

## 7.2 Leveraging Resources

City of Plano subrecipients are encouraged to leverage HOME and CDBG funds in seeking other funding sources. Diversification of funding sources reduces dependence on HUD funds which are subject to change annually. Leveraging also decreases the amount of HOME and CDBG funding needed for each project, allowing the City to assist more residents.

### **First Time Homebuyer Program**

Approximately \$1.1 million in non-federal funds was leveraged in 2012. As part of the leveraged funds, a contribution from the prospective first time homebuyer is required for downpayment assistance. This permits the first time homebuyer to have greater equity initially in the home. In addition, the first time homebuyer has a five year, forgivable lien placed on the property for the amount of assistance received. By doing this, the City has the potential to recapture a portion of the costs should the homebuyer sell or vacate the property during the five year affordability period. Recapturing these funds provides resources to assist additional homebuyers.

## 7 Other Actions & Leveraging Funds

### **HOME Program**

HOME-funded single family residential and acquisition/rehabilitation projects also leverage funds to maximize affordable housing dollars. Approximately \$630,000 in non-federal funds were leveraged. The City of Plano requires non-profit agencies producing affordable single family homes to leverage outside funds to complete the construction and/or rehabilitation of houses for low income buyers. Like the First Time Homebuyer program, this permits the non-profit agency and homebuyer to have a greater equity in the home and also allows the City to distribute program funding dollars to more in need.

The City of Plano uses the cash donations from nonprofit agencies receiving HOME funds as match. HOME match requirements are satisfied by the donations received by Habitat for Humanity and Christ United Methodist.

## 8 Self Evaluation

The 2012-13 activities added outcomes toward achieving the strategies and objectives established in the 2010-2014 Consolidated Plan. This was the third year of the five year Consolidated Plan. Tables 3A and 3B in the Appendices provide an in-depth review of the City's annual outcomes. An overview of the City's accomplishments.

### Decent Housing Strategy

*Objective DH-1.1: Preserve and enhance existing housing stock through home rehabilitation.*

The City's Housing Rehabilitation program completed 43 projects; 200% of the expected number of units. This success can be attributed in part to continued efforts by staff to market the program and economic factors that have forced homeowners to seek assistance in maintaining and repairing their homes.

*Objective DH-1.2: Create affordable homeownership opportunities through homeownership assistance, new construction and/or acquisition and rehabilitation of land and properties for income qualifying households.*

Christ United Methodist Church met its annual commitment and began building a second property with its 2012-13 funds. The second property will be completed and sold to a low income household during the 2013-14 program year.

Plano Housing Corporation is a nonprofit organization that serves as a Community Housing Development Organization (CHDO) in the City of Plano. The organization exceeded its goal of completing two purchase, rehab and resale projects. Four units were completed and sold to assist the City with meeting established goals for affordable housing.

Habitat for Humanity of South Collin County completed and sold six affordable homes to low income homebuyers. As part of a new development resulting from the purchase of 1.1 acres previously owned by the Plano Housing Authority, completion of two additional homes is expected in November 2012 with three more under construction. Habitat's undertaking of this new project has produced a substantial amount of affordable housing for the community.

Finding qualified applicants for the City's FTHB program continued to be difficult for staff. During the program year, 76 households applied. Only 10 applicants closed on a home. An increase in FHA mortgage insurance affects affordability of the property and FHA regulations are sometimes inconsistent with HUD regulations. The supply of affordable housing is insufficient due to limited HUD funding for affordable housing developers in Plano as well as state laws disallowing mandatory inclusionary housing. As a result, Staff will continue to market the program through local and City sponsored events, networking, and mailers in attempt to locate potential homebuyers. The FTHB program accomplished 83% of its goal.

## 8 Self Evaluation

### **Suitable Living Environment Strategy**

*Objective SL-2.2a: 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.*

All three HUD activities under this objective met and/or exceeded their annual outcome; Boys & Girls Clubs of Collin County, Communities in Schools Dallas Region and Maurice Barnett Geriatric Wellness Center. Approximately \$500 in unused CDBG funds allocated to the Maurice Barnett Geriatric Wellness Center will be reallocated.

*Objective SL-2.2b: Assist homeless supportive services across the entire spectrum of need from homelessness to self-sufficiency, with an emphasis on homelessness prevention.*

During the 2012-13 program year, the City's Homelessness Prevention Program coordinated through Samaritan Inn, Inc. exceeded its goal. This can be attributed, in part, to funds reallocated to the program in the amount of \$22,000. With only 2 months remaining in the program year, the agency was able to assist 16 additional households leaving only a small amount to reallocate.

### **Economic Opportunity Strategy**

*Objective E0-2: Support activities that provide job training and assist in job/small business creation.*

In this category, one program through LaunchAbility provided services to help disabled adults obtain and maintain employment. The agency's Supported Employment program exceeded its annual outcome providing services to 9 more individuals than expected.

## 9 CDBG & HOME Narrative

### 9.1 CDBG Narrative

The City of Plano used CDBG funds to address objectives set forth in the 2010-14 Consolidated Plan. Tables 3A and 3B in the Appendices show the City's annual progress. There were no significant changes in program objectives. Activities undertaken were stated in the 2012-13 Action Plan submitted to HUD prior to the beginning of PY 2012-13.

The City of Plano received \$259,077 in program income during the year, \$179,077 more than originally estimated. These funds were reprogrammed into the City's Housing Rehabilitation Program. Program income was generated predominately from rehabilitation loan payments and is spent on new housing rehabilitation projects. As of the end of the program year, loans consist of Housing Rehabilitation forgivable and repayable loans; 119, with a balance of \$1,729,391 and 78, with a balance of \$841,563 respectively. In addition, First Time Homebuyer forgivable loans total 31 with a balance of \$86,636. Total interest collected was \$14,187. A detailed loan portfolio is included in the Appendices.

The primary use of 2012 CDBG funds was affordable housing development, housing rehabilitation, and public service activities. As required by HUD, 70% of all CDBG funds expended during a particular period must benefit low-to-moderate income persons. The City exceeded this goal as all funds spent benefited low income individuals or households. Public service activities accounted for 15% of these funds. The City will reallocate unspent dollars to HUD-eligible activities.

In assessing the City's efforts to carry out planned actions as part of the City's certification to follow the HUD approved Consolidated Plan, the City of Plano has:

- Implemented all programs and activities in accordance with Local, State and Federal laws,
- Used CDBG funds toward highest priority needs and goals which satisfy national objective requirements,
- Used all resources listed in the Action Plan,
- Not hindered Consolidated Plan implementation by action or willful inaction, and
- Followed anti-displacement and relocation policies.

## **9.2 HOME Narrative**

HOME funds were used as proposed in prior year Action Plans addressing the priority need of affordable housing. Assistance was provided to first time homebuyers, for home rehabilitation and for creation of new infill housing. All HOME funds benefited extremely low -to-low income households. Table 3B in the Appendices summarizes Affordable Housing goals.

The HOME program is required to obtain match contributions for the period covered by the Consolidated Plan program year.

As reported in the HUD's Integrated Disbursement and Information System (IDIS), the City receipted and drew down \$8,463 in program income. The estimated amount stated in the 2012-13 Action Plan is \$8,000. Similar to CDBG program income, these funds can be attributed primarily to home rehabilitation loan payments. The City then expended these funds on new home rehabilitation projects during the 2012-13 program year.

## 10 Citizen Comments

### Description of Public Comment Process

This annual report was prepared by the Community Services Division of the Planning Department. On November 13, 2013, a Notice of Public Hearing was published in the Plano Star-Courier informing the public of the completed report and of pending public hearings before the Community Relations Commission and the City Council to discuss the report. The notice also informed the public that a copy of the draft report could be obtained at the Planning Department Community Services office and via the web. Publication of this notice marked the beginning of the public comment period.

### Public Comments

No public comments to date.

## Appendix: HUD Table 3A: 2012 Summary of Specific Annual Objectives

### 11 Appendix: HUD Table 3A: 2012 Summary of Specific Annual Objectives

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective
Owner Housing Objectives						
DH-1.1	Preserve existing affordable housing stock <i>(City of Plano Rehabilitation Program)</i>	CDBG: \$688,620* CDBG PI: \$80,000 (Est.) \$252,333(Actual)	Total number of affordable units	22	43	DH-1
DH-1.2	Provide affordable housing to low-income first time home buyers <i>(City of Plano First-Time Homebuyer Program)</i>	HOME: \$32,000* HOME PI: \$8,000 (Est.) \$6,745 (Actual)	Number of first time homebuyers and/or number receiving down-payment assistance	12	10	DH-1
DH-1.3	Increase the availability/accessibility to decent housing for low-income families <i>(Plano Housing Corporation)</i>	CDBG: \$25,000 HOME: \$100,000*	Total number of affordable units	2	3	DH-1
DH-1.4	Increase the availability/accessibility to decent housing for low-income families <i>(Habitat for Humanity)</i>	HOME: \$134,533*	Total number of affordable units	3	6	DH-1

## Appendix: HUD Table 3A: 2012 Summary of Specific Annual Objectives

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective
DH-1.5	Increase the availability/accessibility to decent housing for low-income families <i>(Christ United Methodist Church)</i>	HOME: \$42,000	Total number of affordable units	1	1	DH-1
DH-3.1	Increase the availability/accessibility to decent housing for low-income families <i>(Helping Partners-City of Plano)</i>	CDBG: \$17,000*	Total number of households assisted	60	0	DH-1
Public Service Objectives						
SL-1.1	Provide accessibility/availability for the purpose of creating suitable living environments <i>(Boys and Girls Club)</i>	CDBG: \$30,000	Number of persons assisted with new and/or improved access to a service	122	133	SL-1
SL-1.2	Provide accessibility/availability for the purpose of creating suitable living environments <i>(Communities in Schools)</i>	CDBG: \$15,000	Number of persons assisted with new and/or improved access to a service	30	35	SL-1
SL-1.3	Provide accessibility/availability for the purpose of creating suitable living environments <i>(Maurice Barnett Geriatric Wellness)</i>	CDBG: \$55,344	Number of persons assisted with new and/or improved access to a service	501	530	SL-1

## Appendix: HUD Table 3A: 2012 Summary of Specific Annual Objectives

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective
Homeless Objective						
SL-1.4	Provide accessibility to create a sustainable living environment to persons who are at risk of being homeless ( <i>City of Plano Homeless Prevention Program</i> )	CDBG: \$48,000**  \$70,000	Number of households that received emergency financial assistance to prevent homelessness	27**  39	47	SL-1
Economic Objective						
EO-1.1	Provide accessibility/availability to economic opportunity ( <i>LaunchAbility</i> )	CDBG: \$10,000	Number of persons assisted with new and/or improved access to a service	3	12	EO-1
Other Objective						
DH-1.7	Provide accessibility/availability by assisting in the creation of decent affordable housing ( <i>City of Plano Grant Administration</i> )	CDBG: \$200,000*  HOME: \$34,000				DH-1

**Table 11.1**

\*The project did not expend all 2012-13 allocated grant funds. Unspent funds will be reallocated and/or carry over to the 2013-14 program year.

\*\*The project received reallocated grant funds and the expected outcome was increased proportionally. Initial outcomes were exceeded. A small portion of the funds will be reallocated and/or carry over to the 2013-14 program year.

## Appendix: HUD Table 3A: 2012 Summary of Specific Annual Objectives

### HUD Outcome/Objective Codes

	<b>Availability/Accessibility</b>	<b>Affordability</b>	<b>Sustainability</b>
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

**Table 11.2**

## 12 Appendix: HUD Table 3B: 2012 Annual Housing Completion Goals

### 12 Appendix: HUD Table 3B: 2012 Annual Housing Completion Goals

Grantee Name: City of Plano Program Year: 2012-13	Expected Annual # of Units to be Completed	Actual # Completed	Resources Used During the Period
<b>BENEFICIARY GOALS (Sec. 215)</b>			
Homeless households	0	0	N/A
Non-homeless household	127	110	CDBG, HOME
Special Needs households	0	0	N/A
<b>Total Sec. 215 Beneficiaries</b>	<b>127</b>	<b>111</b>	
<b>RENTAL GOALS (Sec. 215)</b>			
Acquisition of existing units	0	0	N/A
Production of new units	0	0	N/A
Rehabilitation of existing units	0	0	N/A
Rental Assistance	39	47	CDBG
<b>Total Sec. 215 Affordable Rental</b>	<b>39</b>	<b>47</b>	
<b>HOMEOWNER GOALS (Sec. 215)</b>			
Acquisition of existing units	2	4	CDBG, HOME
Production of new units	4	7	CDBG, HOME
Rehabilitation of existing units	22	43	CDBG
Homebuyer Assistance	12	10	CDBG
<b>Total Sec. 215 Affordable Owner</b>	<b>40</b>	<b>64</b>	
<b>COMBINED RENTAL AND OWNER GOALS (Sec. 215)</b>			
Acquisition of existing units	2	4	CDBG, HOME

## Appendix: HUD Table 3B: 2012 Annual Housing Completion Goals

12

Grantee Name: City of Plano Program Year: 2012-13	Expected Annual # of Units to be Completed	Actual # Completed	Resources Used During the Period
Production of new units	4	7	CDBG, HOME
Rehabilitation of existing units	22	43	CDBG
Rental Assistance	39	47	CDBG
Homebuyer Assistance	12	10	CDBG
<b>Combined Total Sec. 215 Goals</b>	<b>79</b>	<b>111</b>	
<b>ANNUAL HOUSING GOALS</b>			
Annual Rental Housing Goal	39	47	CDBG
Annual Owner Housing Goal	40	64	CDBG, HOME
<b>Total Annual Housing Goal</b>	<b>79</b>	<b>111</b>	CDBG, HOME

***Explanation of Table 3B Expected Numbers:***

- **Non-Homeless Households:** Homelessness Prevention, First-Time Homebuyers, Plano Housing Corporation, Habitat for Humanity, Christ United Methodist, and Rehabilitation goals.
- **Rental Assistance:** Homelessness 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.

## 13 Appendix: 2012 HOME Developer Project Summary

### 13 Appendix: 2012 HOME Developer Project Summary

Below is a detailed explanation of HOME developer activities that took place during the PY 2012-13. The purpose of this section is to assist HUD staff in reviewing HOME funded development activities.

#### Christ United Methodist

#568 - One home constructed and sold to a low income household.

#580 - One home; began construction PY 2012, will close and be reported in PY 2013.

#### Habitat for Humanity of South Collin County

#511, #512, #513, #514, #515, #520 - each number represents one lot acquired, construction complete and closed in PY 2012.

#516, #517, #518, #519 - each number represents one lot acquired with construction underway; should be completed and report as closed in PY 2013.

#557 - One lot purchased; should be constructed, closed and reported in PY 2013.

#593 - Two lots purchased; construction underway.

#### Plano Housing Corporation

#565 - One house purchased, rehabilitated and sold to a low income household.

#566 - One house purchased, rehabilitated and sold to a low income household.

#571 - CHDO Operating Costs - complete.

#584 - One house purchased, rehabilitated and sold to a low income household.

#585 - One house purchased, rehabilitated and sold to a low income household.

#596 - One house purchased to be rehabilitated, closed and reported in PY 2013.

#600 - One house purchased to be rehabilitated, closed and reported in PY 2013.

**14 Appendix: 2010-2014 Consolidated Plan Strategies**

14 **Appendix: 2010-2014 Consolidated Plan Strategies**

# City of Plano, Texas Five Year Strategic Plan

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

## GENERAL

### Executive Summary

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

#### 5 Year Strategic Plan Executive Summary:

The City of Plano has established the following strategies, objectives and outcomes to guide its Consolidated Plan for program years 2010 to 2014.

### **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.

*DH-1.1 five year outcomes:*

- Provide programs to rehabilitate and improve the existing stock of homes occupied by low and moderate income owners.
  - *Outcome/five year goal:* 95 units
- Continue to offer and market programs to rehabilitate and improve existing rental stock occupied by low and moderate income renters.
  - *Outcome/five year goal:* 10 meetings and/or speaking engagements specifically to market the rehabilitation program to landlords with low and moderate tenants.

- **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.

*DH-1.2 five year outcomes:*

- Provide assistance to homebuyers with downpayment assistance, closing cost assistance, and/or homebuyer education and counseling.
  - *Outcome/five year goal:* 60 units

- Consider sale of publicly owned land to affordable housing developers. Inventory available parcels and evaluate their feasibility for affordable housing development.
  - *Outcome/five year goal:* Develop map of vacant parcels by zoning district for affordable housing developers.
- **Objective DH-1.3 (Affordability):** Increase and support affordable rental housing opportunities in Plano.
 

*DH1.3 five year outcomes:*

  - Continue to support the efforts of the Plano Housing Authority (PHA) to maintain affordable housing developments and issue Housing Choice Vouchers.
    - *Outcome/five year goal:* Complete 5 annual environmental reviews for PHA Capital Funding
    - *Outcome/five year goal:* Certify PHA initiatives as compliant with the Consolidated Plan as needed.
  - Support applications for and the development of Low Income Housing Tax Credit (LIHTC) projects.
    - *Outcome/five year goal:* Completed on an as needed basis

### **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.
 

*SL-2.1 five year outcomes:*

  - Support and assist with the creation of additional shelter, supportive services, and transitional housing for homeless and under-housed.
    - *Outcome/five year goal:* 100 people
    - *Outcome/five year goal:* Certify local agency initiatives as compliant with the Consolidated Plan, as needed.
  - Continue to assist with housing accessibility modifications for elderly and disabled residents within the City of Plano.
    - *Outcome/five year goal:* 5 housing units

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

*SL-2.2 five year outcomes:*

- 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/five year goal:* 4,625 individuals
- Assist homeless supportive services across the entire spectrum of need, from homelessness to self-sufficiency, with the continued emphasis on homelessness prevention.
  - *Outcome/five year goal:* 100 families
  - *Outcome/five year goal:* Participate and fund annual Collin County Homeless PIT survey: 5 units

- **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.

*SL-3 five year outcomes:*

- Actively pursue and track neighborhood well being by focusing resources on areas of greatest opportunity for improvement.
  - *Outcome/five year goal:* 3 neighborhoods showing measureable improvements

### **ECONOMIC OPPORTUNITIES**

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

- **Objective EO-2 (Availability/Accessibility):** Create and/or expand opportunities for small businesses and/or microenterprises.

***EO-2 five year outcomes:***

- Support activities that provide job training and assist with job/small business creation.
  - *Outcome/five year goal:* 50 people

**OTHER**

**Strategy O:** Continue program planning and administration that supports all of the above strategies and objectives.

- **Objective O-1:** Use CDBG and HOME funds to coordinate, monitor and implement the Consolidated Plan objectives according to HUD.
  - *Outcome/five year goal:* Create Action Plan and CAPER documents acceptable to HUD: 10 units