



2010 City of Plano Consolidated Annual Performance Evaluation Report



Introduction & Executive Summary	
1. Introduction	1
2. Executive Summary	2
2.1 Federal Funds	2
2.2 City Funds	4
3. Project Narratives by Consolidated Plan Priority	6
3.1 Decent Housing Strategy	6
3.1.1 Objective DH-1.1	6
3.1.2 Objective DH-1.2	8
3.1.3 Objective DH-1.3	10
3.2 Suitable Living Environment Strategy	10
3.2.1 Objective SL-2.1	11
3.2.2 Objective SL-2.2a	11
3.2.3 Objective SL-2.2b	13
3.3 Economic Opportunity Strategy	14
3.3.1 Objective EO-2	14
3.4 Other Strategy	15
4. Assessment of Strategic Plan Goals & Objectives	16
5. Affirmatively Furthering Fair Housing	20
5.1 Affirmative Marketing Actions & Outreach to MWBEs	21
5.2 Affordable Housing	21
6. Continuum of Care	23

Contents

7. Other Actions & Leveraging Funds	25
7.1 Other Actions	25
7.2 Leveraging Resources	27
8. Self Evaluation	28
9. CDBG, HOME & HPRP Narrative	31
9.1 CDBG Narrative	31
9.2 HOME Narrative	31
9.3 HPRP Narrative	32
10. Citizen Comments	33
Appendices	
11. HUD Table 3A: 2010 Summary of Specific Annual Objectives	34
12. HUD Table 3B: 2010 Annual Housing Completion Goals	38
13. 2010 HOME Developer Project Summary	40
14. 2010-2014 Consolidated Plan Strategies	41

1 Introduction

In accordance with the U.S. Department of Housing and Urban Development's (HUD) 24 CFR Part 91, the City of Plano is required to submit the Consolidated Annual Performance Evaluation Report (CAPER) to HUD regarding program performance. This report is a summary of accomplishments and expenditures for activities implementing the City of Plano 2010-2014 Consolidated Plan. The 2010 City of Plano CAPER covers programs occurring from October 1, 2010 through September 30, 2011, the first program year of the five year 2010-2014 Consolidated Plan. By law, the City of Plano CAPER must be available for public comments 15 days prior to report submission. Additionally, this report must be submitted to HUD within 90 days of the close of the program year.

The Executive Summary provides basic information requested by HUD on the program year, while highlighting the use of City general funds to provide services to the community. The report is structured according to the following strategies listed in the Consolidated Plan:

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

After describing how activities funded during the 2010-11 program year address Consolidated Plan strategies, objectives, and outcomes, further narratives detail actions the City took to carryout the intent of HUD funded programs. These actions include Affirmatively Furthering Fair Housing, the Continuum of Care needs of Plano's homeless population, and other measures taken to ensure institutional structure and cross agency collaborations are in place.

2 Executive Summary

2 Executive Summary

During the 2010-11 HUD program year, the City of Plano expended \$2,470,674 in Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds, \$193,916 in American Recovery and Reinvestment Act funds, and \$263,800 in general funds to assist Plano residents in improving their quality of life. The combination of federal and general funds enable the city to accomplish goals set forth in the 2010-2014 Consolidated Plan.

2.1 Federal Funds

The City of Plano recognizes the vital role of nonprofit organizations within our community and accomplished many of the achievements mentioned in this report with their help. Table 2.1 shows agencies (and their corresponding HUD activity number) that received CDBG, HOME and/or HPRP funds to help the City of Plano serve residents during the 2010 program year.

2010 Activities	HUD Activity Number
Boys and Girls Club of Collin County	499
Communities in Schools Dallas Region	497,498
Christ United Methodist Church	489,527
City of Plano Housing Rehabilitation Program	416,476,526, 501
City of Plano First Time Homebuyer Program	473,494,507,510,521,522,523, 528,529,530,531,532,533
Maurice Barnett Geriatric Wellness Center	503,504
Habitat for Humanity of South Collin County	426,488,511,512,513,514,515, 516,517,518,519,520,524,525
Health Services of North Texas	495
Interfaith Housing Coalition	434
LaunchAbility	508

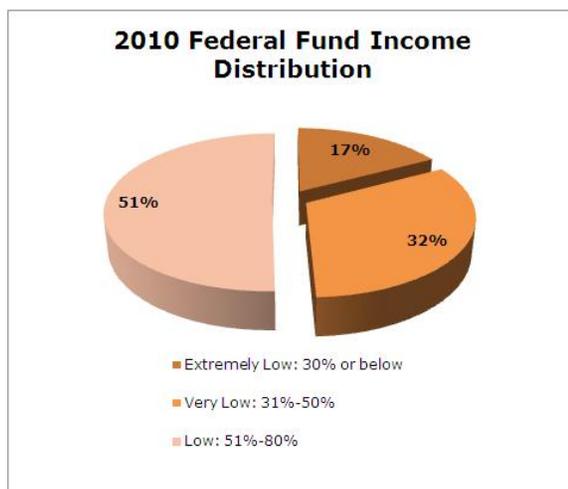
2010 Activities	HUD Activity Number
Legal Aid of Northwest Texas	437
Plano Housing Corporation	432,487,509,537
Samaritan Inn	436(HPRP),496(CDBG)

Table 2.1 2010 Plano CDBG/HOME/HPRP Agencies

The City of Plano focuses its federal dollars on individuals and families with the greatest need. All of the funds received from HUD were spent on individuals and households at or below 80% of the area median income, classified as low income by HUD. During the past program year, 581 individuals and 215 households living in the city of Plano were assisted with HUD funds. These individuals and/or households enjoyed access to new and/or improved services which helped them maintain, and in many cases improve, their current social and economic situations.

The City of Plano uses HUD income limit categories to group individuals receiving assistance. Income limits for City of Plano programs are based on the area median income as stated in the Dallas, TX HUD Metro Fair Market Rent (FMR) Area. These income limits are used for Collin, Dallas, Delta, Denton, Ellis, Hunt, Kaufman, and Rockwall counties.

The City of Plano requires 100% of individuals/households assisted with HUD funds to be low income. Picture 2.1 represents the income categories, with the corresponding Dallas area median income percentage, of individuals and households assisted with federal funds in the 2010-11 program year.



Picture 2.1 *Dallas Area Median Income Percentages

2 Executive Summary

2.2 City Funds

Buffington Community Services Grant Funds

The City of Plano uses its five year Consolidated Plan as a guide to address community needs through the use of HUD and City funds. During the 2010 program year, the City of Plano set aside \$1 per capita of general fund monies to be distributed as Buffington Community Services Grant (BCSG) funds. These funds supplement the lack of federal funds available to help obtain Consolidated Plan goals. The program year for BCSG funds coincides with the HUD program year. In 2010, \$263,800 of general fund monies were set aside for BCSG grants. The following agencies received BCSG funds:

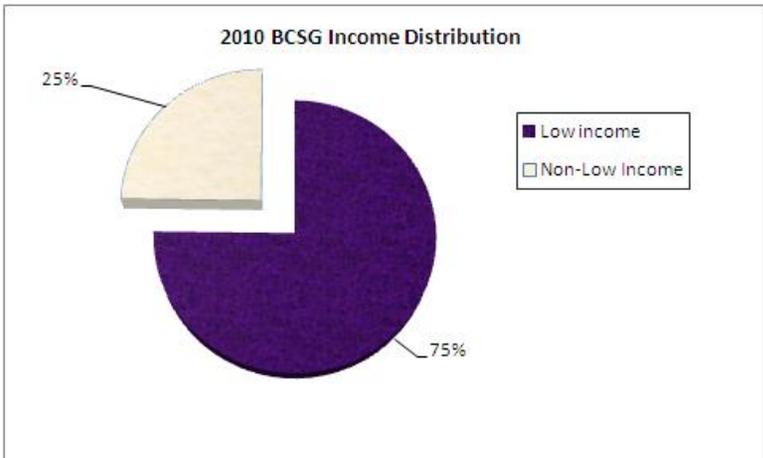
Table 2.2

Agency Names	
Assistance Center of Collin County	Hope's Door
Assistance League of Greater Collin County	Journey of Hope
CASA of Collin County	LifePath Systems
Collin County Adult Clinic	Plano Children's Medical Clinic
Collin County Committee on Aging	Rape Crisis Center
Family Outreach	Samaritan Inn

Table 2.3 2010 Plano BCSG Agencies

The majority of BCSG funds are used to provide emergency services to Plano residents such as food, shelter, clothing, and preventative healthcare assistance. Though the City does not have a low income level requirement for BCSG funds, the majority of BCSG agencies report that they only assist those who are low-income.

During program year 2010, 4,332 individuals and 39 households living in Plano were assisted with BCSG funds. As shown in the picture below, 75% of those helped were considered low income by the reporting agency.



Picture 2.2

In summary, the City of Plano has assisted 4,913 individuals and 254 households living within the city limits through a combination of HUD and general funds. The funds spent on these activities have helped improved their quality of life.

3 Project Narratives by Consolidated Plan Priority

3 Project Narratives by Consolidated Plan Priority

The 2010-2014 Consolidated Plan sets forth five-year Community Development strategies, with various objectives. A list of these strategies can be found in the Appendices of this document. The specific strategies and objectives tackled during program year 2010 are stated below and followed by the activities undertaken to address them.

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

3.1 Decent Housing Strategy

Six 2010-11 program activities fall under the Decent Housing Strategy of the Consolidated Plan. The strategy and objectives undertaken are as follows:

- *Objective DH-1.1:* Preserve and enhance existing housing stock through home rehabilitation;
- *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; and
- *Objective DH-1.3:* Increase and support affordable rental housing opportunities in Plano.

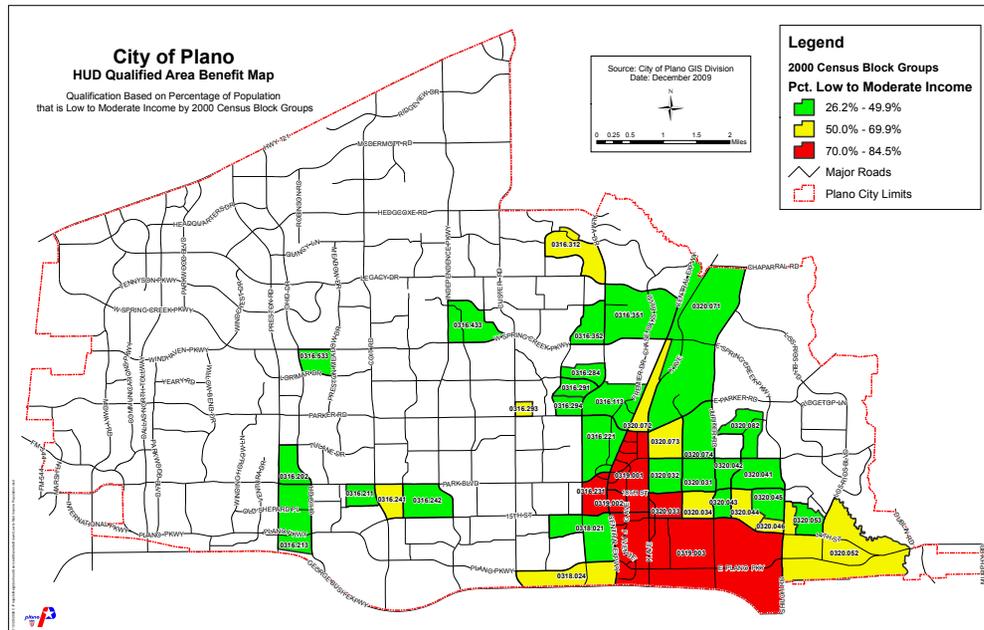
3.1.1 Objective DH-1.1

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

3.1.1.1 City of Plano Housing Rehabilitation

The City worked to improve and preserve its affordable housing stock through the City of Plano Housing Rehabilitation Program. Neighborhoods throughout the city have benefited from rehabilitation projects conducted during the 2010-11 program year. Approximately \$1,338,972 in CDBG and HOME funds provided 17 emergency home repairs, 21 home rehabilitations, and one home reconstruct. The City also spent funds to begin one additional home reconstruct project that will be completed in the 2011-12 program year. Of the homes assisted and completed during 2010-11 program year, 16 fell within the extremely low income category and the remaining 23 fell within the very low and low income categories. Moreover, the Home Energy Rating System (HERS) rating is obtained prior to and after a home

Project Narratives by Consolidated Plan Priority



Picture 3.2

3.1.2 Objective DH-1.2

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.

3.1.2.1 Plano Housing Corporation

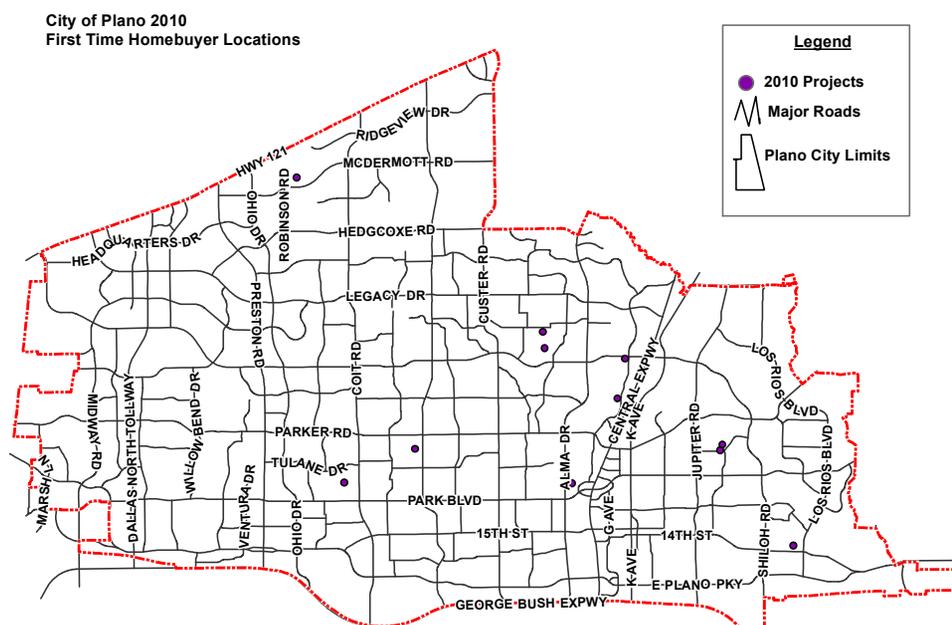
The Plano Housing Corporation helped create affordable housing stock within the city of Plano by purchasing, rehabilitating, and selling one home to a low income homeowner. The agency also purchased an additional home during the 2010-11 program year that is currently undergoing rehabilitation for future sale to a low income homeowner. A total \$35,120 in CDBG funds and \$108,189 in HOME funds were spent for these activities and associated operational expenses.

3.1.2.2 First Time Homebuyer Program

The City of Plano's First Time Homebuyer Program helps increase the homeownership rate of low income populations. The City of Plano, like HUD, recognizes the importance of helping an individual become a homeowner. Owning a home can allow an individual to claim their

independence and provide stability. The City provided First Time Homebuyer classes to those interested in purchasing a house. Over 175 individuals attended classes held at the Plano Municipal Center during program year 2010.

The program also saw the number of households seeking assistance to purchase a home decrease from the 2009 year. This decrease can be attributed largely to the end of federal tax credits for home purchases and a somewhat unstable economy. The City spent \$52,891 in CDBG and \$89,166 in HOME funds to assist 11 low income households. The 2010 City of Plano First Time Homebuyer Project Location map (Picture 3.3) shows where the homes were purchased.



Picture 3.3

3.1.2.3 Habitat for Humanity

Habitat for Humanity of South Collin County helped the City of Plano meet the priority of reducing the cost burden for extremely low and very low income households. Households living in Habitat for Humanity homes are in the very low income category. Habitat for Humanity spent \$84,864 in CDBG and \$226,036 in HOME funds to create affordable housing within Plano. During the 2010-11 year, the agency completed the construction of one house on a lot purchased in program year 2009-10, and then sold the house to a low income household. Additionally, 12 lots were acquired for the construction of new homes. All 12 lots are under construction.

Project Narratives by Consolidated Plan Priority

3.1.2.4 Christ United Methodist Church

Christ United Methodist Church's "House on the Corner" program addresses the city's priority need of increasing homeownership of low income populations. The church spent \$28,049 in HOME funds during the 2010-11 program year. These funds assisted them in building one house and selling it to a low income household. Additionally, the agency was able to begin building a second house for completion and sale to a low income household during program year 2011-12.

3.1.3 Objective DH-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 continued to work with the Plano Housing Authority (PHA) during the 2010-11 program year. According to HUD, the City of Plano is the responsible entity for PHA. Generally, "responsible entity" refers to State, local, and tribal governments, within which HUD assisted projects are located, that exercise land use responsibility. As the responsible entity, the City completed an environmental review for activities that PHA will undertake using its HUD Capital Fund allocation. City staff completed one environmental review for PHA.

3.2 Suitable Living Environment Strategy

Seven 2010-11 program activities fell under the Suitable Living Environment Strategy category of the Consolidated Plan. The strategy and objectives undertaken are as follows:

- *Objective SL-2.1:* Continue to assist with housing accessibility modifications for elderly and disabled residents with the City of Plano;
- *Objective SL-2.2a:* Provide support for organizations that engage in public services for Plano residents, especially special needs population, including but not limited to low income elderly, persons with disabilities, persons with HIV/AIDS and at-risk youth; and
- *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.

3.2.1 Objective SL-2.1

Objective SL-2.1: Continue to assist with housing accessibility modifications for elderly and disabled residents with the City of Plano.

3.2.1.1 City of Plano Housing Rehabilitation Program

As stated in Section 3.1, Decent Housing Strategy, of this document, the City of Plano Housing Rehabilitation Program provided 21 home rehabilitations during the 2010-11 program year. Of the 21 home rehabilitation projects, five included housing accessibility modifications. Specifically, grab bars were installed in bathrooms and a door was retrofitted to allow for wheelchair access.

3.2.2 Objective SL-2.2a

Objective SL-2.2a: Provide support for organizations that engage in public services for Plano residents, especially special needs population, 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 100 low income youth through their SMART Moves program. Funds provided training for SMART Moves staff, maintenance fees, and office supplies. Also, expenses associated with holding a SMART Moves special event for program participants were paid. The agency spent \$17,000 in CDBG funds to carry out program activities.

3.2.2.2 Communities in Schools

Communities in Schools spent \$30,000 in CDBG funds to run a program for at-risk youth. The funds paid for staff salaries and benefits of one caseworker at Armstrong Middle School and one caseworker at Williams High School. Caseworkers provided mentoring and tutoring to 60 students at Armstrong Middle School and 60 students at Williams High School.

3.2.2.3 Health Services of North Texas

Health Services of North Texas helped increase the availability of supportive services for special needs populations. The organization used \$52,000 in CDBG funds to provide medically necessary nutrition, hygiene products, and medical services for persons living with HIV/AIDS. 34 Plano residents were assisted with these funds.

3.2.2.4 Maurice Barnett Geriatric Wellness Center

The Maurice Barnett Geriatric Wellness Center assisted persons 62 years of age and older through two CDBG funded programs during the 2010-2011 year. The agency used \$30,000 to provide preventative healthcare services to 326 individuals visiting the agency's clinic, and \$8,636 helped provide case management services to 13 individuals participating in their Gatekeepers Program.

3.2.2.5 City-Funded Projects

Of the City's general funds, \$200,800 of Buffington Community Service Grant (BCSG) funds were awarded to nine agencies to help address the public service needs of Plano residents, especially those deemed special needs populations by HUD.

Elderly Populations:

The Collin County Committee on Aging provided meals to 290 elderly Plano residents. Many of the residents served may not otherwise have a hot meal to eat.

Victims of Domestic Violence:

Hope's Door assisted 175 battered women and children with counseling and shelter.

Abused Children:

Court Appointed Special Advocates (CASA) of Collin County trained and supported volunteers to advocate for abused and neglected children in the court system. BCSG funds allowed advocates to serve as the voice for 135 Plano children in court rooms during the 2010-11 program year. Family Outreach prevented child abuse through a variety of programs and support services including in-home mentoring, parenting classes, and community education during the 2010-11 program year. A total of 18 households received assistance.

Persons in Need of Mental and/or Physical Medical Treatment:

Persons in need of medical treatment include those seeking substance abuse assistance, as well as general medical services provided through clinics. The Collin County Adult Clinic provided preventative medical assistance to 758 individuals. Often times, their assistance keeps Plano residents out of hospitals and emergency rooms. Plano Children's Medical Clinic provided preventative healthcare to children through the purchase of basic medical supplies. The Rape Crisis Center provided crisis intervention, information and referral, advocacy and accompaniment for victims of sexual assault and their families to Collin County hospital emergency rooms. The agency assisted 217 Plano residents. Journey of Hope provided grief counseling at no cost to children, teens, young adults, and their families. During the 2010-11 program year, 244 Plano residents were assisted with grief counseling services.

School Age Youth:

The Assistance League of Collin County provided 932 Plano school children with clothing packages for the 2010 school year.

3.2.3 Objective SL-2.2b

Objective SL-2.2a: Provide support for organizations that engage in public services for Plano residents, especially special needs population, including but not limited to low income elderly, persons with disabilities, persons with HIV/AIDS and at-risk youth.

3.2.3.1 Samaritan Inn

Since 2006, the Samaritan Inn has administered the City of Plano's Homelessness Prevention Program. The program provided emergency rent, mortgage, and/or utility assistance to 22 Plano households through the use of \$38,185 of CDBG funds. Participating households received financial assistance and case management services.

3.2.3.2 HPRP-Funded Projects

The City of Plano's Homelessness Prevention and Rapid Re-Housing Program (HPRP) ended during grant year 2010-11. \$131,153 in HPRP funds were used to assist 127 households at-risk of becoming homeless. Interfaith Housing Coalition, Legal Aid of Northwest Texas, and the Samaritan Inn provided case management, legal services, rent and utility assistance to help improve the housing status of participating household.

Project Narratives by Consolidated Plan Priority

3.2.3.3 City-Funded Projects

Of the City's general funds, \$63,000 of Buffington Community Service Grant (BCSG) funds were awarded to three agencies 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 84 individuals with case management and services for shelter residents that became homeless while living in Plano. The Assistance Center of Collin County used BCSG funds to assist 21 Plano households with rent and/or utility assistance. Similarly, LifePath Systems used their funds to assist their mental health, mental retardation, and early childhood intervention clients with rental and/or utility assistance. These emergency funds allowed clients to continue down the path of self sufficiency and disability management without focusing on becoming homeless.

3.3 Economic Opportunity Strategy

One 2010-11 program activity fell under the Economic Opportunity Strategy category of the consolidated plan. The strategy and objectives undertaken are as follows:

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

3.3.1 Objective EO-2

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

3.3.1.1 LaunchAbility

During program year 2010-11, LaunchAbility assisted 13 adults with cognitive disabilities in obtaining and maintaining employment with market pay. \$11,848 in CDBG funds assisted in the delivery of those services.

3.3.1.2 CDBGR

The City of Plano's CDBG Recovery (CDBGR) Day Labor Center project was completed during the 2010-11 program year. Though building construction was finished during the 2009-10 program year, required paper work and final contractor payments were not made

until the 2010-11 year. The remaining \$62,764 of CDBGR funds was paid to the contractor. This project created 62 new job hires in positions ranging from Carpenter to Laborer, and 87% of the new hires met HUD's Section 3 hiring requirements.

3.4 Other Strategy

Strategy O, as listed in the 2010-2014 Consolidated Plan, is to continue program planning and administration that supports all of the aforementioned 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 according to HUD.

The City of Plano used \$313,327 in CDBG and HOME funds administering the 2010-11 program activities.

Assessment of Strategic Plan Goals & Objectives

4 Assessment of Strategic Plan Goals & Objectives

The City of Plano 2010-14 five-year HUD Consolidated Plan details Strategies, Objectives, and Outcomes and can be seen in the Appendices section of this document. Table 4.1 details the progress made towards achieving those outcomes during the 2010 program year; year one of the five-year plan. The last column of the chart reflects outcome achievement, thus far, by percentage.

Decent Housing Strategy Objectives & Outcomes	5 Year Goal	2010	2011	2012	2013	2014	Total	%
Objective DH-1.1: Preserve and enhance existing housing stock through home rehabilitation								
Rehabilitate/Improve existing home Stock (units)	95	34					34	35%
Offer and Market programs to rehabilitate existing rental stock (meetings)	10	0					0	0%
Objective DH-1.2: Continue to create affordable homeownership opportunities through homeownership assistance, new construction and/or acquisition and rehabilitation.								
Assist homebuyers through education and homebuyer assistance (households)	60	11					11	18%
Inventory available parcels and evaluate their feasibility for affordable housing development (develop land map)	1	0					0	0%

Table 4.1 Numerical Summary

Assessment of Strategic Plan Goals & Objectives

4

Decent Housing Strategy Objectives & Outcomes	5 Year Goal	2010	2011	2012	2013	2014	Total	%
Objective DH-1.3: Increase and support affordable rental housing opportunities in Plano.								
Support PHA to maintain affordable housing developments (environmental- reviews)	5	1					1	20%

Table 4.1

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

Table 4.1

Assessment of Strategic Plan Goals & Objectives

Suitable Living Environment Strategy Objectives & Outcomes	5 Year Goal	2010	2011	2012	2013	2014	Total	%
Objective SL-2.2: Fund public service activities serving primarily lower income persons and those with special needs.								
Provide support to organizations that engage in public services for Plano residents, especially special needs populations (individuals)	4,625	603					603	13%
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					22	22%
Participate and fund annual Collin County Homeless Point In Time count (units)	5	1					1	20%

Table 4.1

Assessment of Strategic Plan Goals & Objectives

4

Suitable Living Environment	5 Year Goal	2010	2011	2012	2013	2014	Total	%
Strategy Objectives & Outcomes								
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.								
Track neighborhood well being by focusing resources on areas of greatest opportunity for improvement (neighborhoods)	3	1					1	33%

Table 4.1

Economic Opportunity Strategy	5 Year Goal	2010	2011	2012	2013	2014	Total	%
Objectives & Outcomes								
Objective EO-2: Create and/or expand opportunities for small businesses and/or microenterprises.								
Support activities providing job training and assist with job/small business creation (people)	50	13					13	26%

Table 4.1

5 Affirmatively Furthering Fair Housing

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 community survey of fair housing issues in an effort to bring forth impediments to fair housing with the city of Plano. A summary of impediments are listed below along with actions that the City took during the 2010 program year to address the impediments.

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 researched performed by BBC Consulting, the firm conducting the AI, 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 2010-11 Activity Response:

The City of Plano revised its Fair Housing Website. The site, which can be accessed in English and Spanish, defines housing discrimination and provides links to the Texas Workforce Commission, Civil Rights Division (TWCCRD) and HUD's websites to assist those seeking to submit a complaint. Additionally, the City sent out two Fair Housing brochures in the City of Plano water bills to ensure that all residents received the information. City staff also passed out fair housing brochures at various neighborhood events.

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

City 2010-11 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 guiding principles for the development of larger scale, multifamily developments to avoid concentrations of such housing types. The policy statement includes a discussion of the positives of multifamily developments and counters common myths about multifamily developments.

The City of Plano continued to promote policies that encourage fair housing for all, as well as ensure such policies are included in the City's Comprehensive Plan during the 2010-11 program year.

5.1 Affirmative Marketing Actions & Outreach to MWBEs

The City of Plano was committed to affirmative marketing and outreach to minority and women-owned (MWBE) businesses during program year 2010. Staff continued to follow the Community Services Affirmative Marketing policies for HUD funded projects; including but not limited to utilizing local media electronic and print to market in its efforts to promote contracting opportunities to MWBE businesses and historically underutilized businesses (HUB).

The City of Plano's Community Service's Division also revised its Section 3 Plan. The City met and 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, 2010-September 30, 2011, the City of Plano paid \$913,034 to contractors providing repairs/rehabilitation services to the City's Housing Rehabilitation Program. MWBE contractors received 64% (\$584,342) of those funds. Additionally, 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 program year 2010, 62% of the \$913,034 spent were awarded to contractors that meet Section 3 guidelines.

5.2 Affordable Housing

Ensuring that Plano residents have access to affordable housing is a priority for the City of Plano. Table 3B in the Appendices provides a numerical summary of our accomplishments. In general, the elimination of federal tax credits to homebuyers caused the number of households purchasing a home to decrease. Additionally, the availability of land to build new infill housing has decreased within the city limits. Consequently, more agencies sought to

5

Affirmatively Furthering Fair Housing

rehabilitate existing homes for sale to a low income household during the 2010 program year. Of those assisted with affordable housing, 11 households fell within the income category of extremely low, 9 were very low, and 36 were low.

6 Continuum of Care

During the 2010-11 program year, the City of Plano continued to actively pursue avenues to strengthen the continuum of care provided to those that are homeless or at risk of becoming homeless.

Actions taken to address the needs of the homeless:

City of Plano general funds provided support services for 175 Plano residents living in an emergency shelter for victims of domestic violence. These funds also provided support services for 84 Plano residents living in Collin County's only transitional living facility that accepts men, women, and families. Furthermore, the City of Plano's Emergency Management Department worked with the local Salvation Army office to open a shelter twice during the 2010-11 year; during the winter and summer. The emergency shelter provided homeless individuals a place safe from the harsh elements. Finally, the lack of employment tends to be a recurring theme with many homeless. During the 2010-11, the City of Plano's Day Labor Center provided homeless individuals a safe place to gain day labor. The use of the City's Day Labor Center by those that are homeless and/or double-up became evident by the 44 day laborers that completed the 2010 Collin County Homeless Count Survey.

A major gap in the continuum of care is the lack of transitional housing, where formerly homeless persons can live and receive social service assistance while participating in a self sufficiency program. The City, in combination with homeless providers and Metro Dallas Homeless Alliance, submitted a Continuum of Care (CoC) Grant to obtain funding for transitional housing in 2005. Since 2005, the CoC grant application has been successful in receiving funding for four transitional units administered by Hope's Door. In addition, LifePath Systems received funding for eight permanent supportive housing units from the CoC.

Actions taken to prevent homelessness:

Through a combination of City general funds and HUD funds, 149 households remained housed as a result of the rent, mortgage, utility and/or legal assistance provided to them. Additionally, the City of Plano revised its Homelessness Prevention Program to place increased emphasis on case management and housing stabilization. The City of Plano, in general, has seen its agencies offering prevention services place a greater emphasis on case management and accountability when handing out financial assistance.

Actions taken to coordinate homeless services:

The City continues to remain an active participant in coordinating homeless services across the Dallas-Fort Worth metroplex. The city plays an active role in the Dallas Continuum of Care Committee and its Independent Review Committee, which reviews agencies submitting projects to receive HUD Continuum of Care funds. A City staff person also serves as Chair

for the Dallas and Collin County Homeless Management Information System (HMIS) Committee. The committee chair coordinates services, as reflected in HMIS, across agencies to ensure that those who are homeless or at risk of being homeless receive needed services. Finally, the City continues to be an active participant in the Collin County Homeless Coalition and the Annual Collin County Homeless Count. The City uses both avenues to bring local providers together to obtain homeless needs assessments and highlight gaps that might be addressed with the City's assistance.

7 Other Actions & Leveraging Funds

7.1 Other Actions

Actions Taken to Ensure Program Compliance

Program compliance is of the utmost importance to the City of Plano. Therefore, city staff attended various HUD-sponsored training sessions during program year 2010 to ensure that staff remained abreast of new and/or changed federal regulations, as they relate to administering HUD funded projects and programs. Specifically, one or more staff attended the following trainings:

- Nationwide Mortgage Licensing System Continuing Education Training
- HOME Environmental Training
- Credit Impact of Foreclosure Training
- Construction Management Training
- Homeownership Training
- Federal Housing Administration Training
- HOME Program Basic Training
- HPRP and HMIS Training

Staff also conducted desk monitoring and on-site monitoring of programs to ensure compliance with program and comprehensive planning requirements. Staff holds mandatory training for all CDBG and HOME subrecipients and publishes a "CDBG and HOME Subrecipient Compliance Manual" for those agencies. The manual was revised during the 2010 program year to better assist federally funded agencies in running their funded programs. Additionally, staff provides ongoing technical assistance for agencies.

Displacement and One-for-One Replacement

The City of Plano did not undertake any HUD funded activities, including acquisition, rehabilitation, or demolition of occupied real property, that resulted in any displacements or trigger one-for-one replacement.

Institutional Structure/Underserved Needs

The primary weakness in the institutional structure of service providers identified in the Plan continues to be the lack of funds to provide needed services. As requested, the City of Plano has given written support to each organization seeking federal, state, and foundation funds. In addition, the City of Plano has granted City (non-federal) funds to various agencies to assist them in accomplishing their missions.

7 Other Actions & Leveraging Funds

Intergovernmental Cooperation

The Community Services Division participates in meetings with the Collin County Social Services Association, the Collin County Homeless Coalition, and the Metro Dallas Homeless Alliance in order to more effectively coordinate with the service providers working in Plano. In addition, we have a good relationship with the Plano Housing Authority. The Division networks with other local government participating jurisdictions through active participation in the National Community Development Association. City staff also met with other Collin County participating jurisdictions to discuss Continuum of Care issues. Semiannually, the City holds grant meetings for training on applications and contracts.

Public Housing Improvements

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

Public Housing Authority Resident Initiatives

The Plano Housing Authority (PHA) has a Family Self Sufficiency Committee comprised of Plano community members and a Section 8 resident. The Committee meets to discuss resident initiatives and plan activities, such as the Annual Fall Festival, for all Section 8 residents.

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, and if hazards exist, their treatment is included in the rehabilitation work.

Anti-Poverty Strategy

The PHA Family Self Sufficiency Program provided assistance to individuals who are in various stages of the program. Many are participating in the Section 8 Homeownership Program. The program has developed various educational and job training programs in cooperation with other area agencies. In addition, 11 low-income families purchased homes through the City of Plano First Time Homebuyer Program, enabling them to begin building equity in real estate. Also, new homeowners assisted through Habitat for Humanity and Christ United Methodist Church housing programs built equity through their new home purchase.

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 2010, 62% of the \$913,034 spent were awarded to contractors that meet Section 3 guidelines.

7.2 Leveraging Resources

City of Plano subrecipients are encouraged to leverage HOME and CDBG funding, by seeking other funding sources, to the extent practical. The diversification of funding sources helps reduce dependence on HUD funds which are subject to changes annually. Leveraging also decreases the amount of HOME and CDBG funding needed for each project, allowing the City to assist more residents.

1. The City of Plano utilizes the First Time Homebuyer Program for leveraging to maximize affordable housing dollars. Approximately \$1.3 million in non-federal funds was leveraged in 2010. 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 and also allows the City to distribute program funding dollars to more in need. 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 enabled more low-income persons and/or families to become first time homebuyers, but still has the capacity to recapture the costs during the term of the lien. The liens are in effect when the property is vacated or sold.
2. City of Plano HOME-funded single family residential construction and acquisition/rehabilitation projects also leverage funds to maximize affordable housing dollars. Approximately \$306,725 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.
3. 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 2010-11 activities allowed the City to begin making strides at achieving the strategies, objectives and outcomes established in the 2010-2014 Consolidated Plan. Tables 3A and 3B in the Appendices provide an in-depth review of the City's annual outcomes. An overall synopsis of the City's accomplishments and barriers to achieving stated outcomes is provided below.

Decent Housing Strategy

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

The City's Housing Rehabilitation program met and exceeded its annual outcome for the year. This success can be attributed to heightened efforts by rehabilitation staff to undergo targeted marketing of the program to households living in affordable housing. Additionally, the economic status of the country may also be a contributing factor. Many residents that at one time might have been able to move into a newer home, chose to remain in their current home and seek assistance to improve it.

The City's Helping Partners program met and exceeded its annual household outcomes. This program was a new program provided to Plano residents by the City. It provided neighborhood clean-ups that benefited many households. The program also utilized 1,534 volunteers thereby contributing 7,436 total hours of labor to the community through this program.

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 outcome. Additionally, the church was able to begin building a second property with its 2010-11 funding allocation. The second property will be completed and sold to a low income household during the 2011-12 program year.

Plano Housing Corporation, Habitat for Humanity of South Collin County, and the City's First-Time Homebuyer (FTHB) program fell short of completing their annual household outcomes.

Plano Housing Corporation underwent many organizational changes during the 2010-11 program year which contributed to them not hitting their goal. The organization hired a new executive director, re-wrote many of its policies, and revamped its marketing efforts during the program year. All of the aforementioned activities will prove to be beneficial as the program continues to utilize 2010-11 HUD funds.

Traditionally, Habitat for Humanity of South Collin County acquired predominantly single lots with the City's HUD funds, each of which produce one newly constructed single family home for sale to a low income homeowner. The 2010-11 program year welcomed a new venture for Habitat for Humanity of South Collin County. The agency used its funds to buy a 1.11 acre property previously owned by the Plano Housing Authority. As stated in the Chapter 3 of the Narrative of this document, the agency has since subdivided the property into 10 lots for 10 newly constructed infill homes. This development process included both re-zoning and re-plating the land and undergoing an additional federal environmental clearance. Although the City's planning process was completed and approval by City Council was seamless, the environmental clearance process delayed the start of construction. Construction is underway and the City expects the agency to have met and exceeded its goal for the 2011-12 year due to the number of available lots in this project.

The City's FTHB program saw a significant decrease in the number of qualified households applying for homeownership assistance. During the 2010-11 program year, the number of participants leveled off to that of which occurred during the economic downturn, prior to the issuance of federal tax credits to homebuyers. Furthermore, the number of qualified homebuyers also decreased. City staff experienced more potential homebuyers making slightly over 80% of the median area income and unfortunately unable to receive assistance. As required by HUD, the City cannot assist households making greater than 80% of the area median income with its dollars. City staff reviewed the manner in which income is calculated to ensure that an undue barrier was not being placed on potential homebuyer; however no barriers existed. The program will target program marketing in an attempt to locate more qualified potential homebuyers for the program.

Suitable Living Environment Strategy

Objective SL-2.2a: 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.

As evidenced in Table 3A, all four activities under this objective met and/or exceeded their annual outcome; Communities in Schools Dallas Region, Health Services of North Texas, Boys & Girls Clubs of Collin County, and the Maurice Barnett Geriatric Wellness Center. As noted in Table 3A, approximately \$10,364 in CDBG funds allocated to the Maurice Barnett Geriatric Wellness Center will be reallocated. Though the agency as a whole met its overall annual outcome, the agency's Gate Keeper program served seven less individuals than expected. The agency revamped the program in 2010 and did not begin serving clients until the second quarter, which contributed to the shortfall. On the other hand, the agency's Preventative Health Clinic served substantially more people than expected with the amount of funds provided.

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.

The City's Homelessness Prevention Program was the only activity undertaken under this objective during the 2010-11 program year. The program did not meet its annual household outcome. This can be attributed to the increase in the need for homelessness prevention assistance and the decrease in the amount of funds available for such services within the community. Participating households needed a greater amount of assistance, including both rent and utility assistance instead of either rent or utility. Halfway through the program year, the program budget was changed to place more funds into providing financial assistance and fewer funds into providing program administration. The change did not allow the program to provide assistance to an additional number of households adequate to meet the goal.

Economic Opportunity Strategy

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

One activity, provided by LauchAbility, was listed within this category during the 2010-11 program year. This activity met and exceeded its annual individual outcome. Moreover, the agency was able to assist the additional individuals with less funds than initially requested; an extension to their one year contract was not requested by the agency. Therefore, \$13,152 of their funds will be reallocated during the 2011-12 program year.

Overall Program Barriers

In summary, the City of Plano experienced a few barriers during the 2010-11 program year that affected the manner in which outcomes were achieved. Many of the City's affordable housing developers underwent significant changes within their organization which affected 2010-11 activities being carried out. In addition, the environmental clearance for one of the City's housing developers proved to delay the project until the last month of the program year. Finally, the economy and the change in available federal tax credits, such as those given to homebuyers, affected many of our activities.

9 CDBG, HOME & HPRP Narrative

9.1 CDBG Narrative

In program year 2010, CDBG funds were used to address objectives laid out in the Consolidated Plan. Tables 3A and 3B in the Appendices show the City's annual progress. There were no significant changes in program objectives during the 2010-11 program year. Activities undertaken were those stated in the 2010-11 Action Plan submitted to HUD prior to the 2010-11 program year beginning. The City of Plano received \$143,640 in program income during the year, \$41,609 more than originally estimated. These funds were reprogrammed into the City's Housing Rehabilitation Program. The City's program income was generated predominately from rehabilitation loan payments, and these funds are in return spent on new home rehabilitation projects. Therefore, the additional program income allowed more home rehabilitation projects to be completed during the 2010-11 program year.

The primary use of 2010 CDBG funds was affordable housing development, housing rehabilitation, and public service activities. Per HUD, 70% of all CDBG funds expended must benefit low-to-moderate income persons. The City exceeded this goal during the 2010-11 program year. All of the funds spent benefited low income people/households. Moreover, 11.92% of these funds were spent on public service activities. As stated in the Self Evaluation portion of this report, two agencies providing public service activities did not expend all of the 2010 allocated funds. Though the scope of the program activities did not change, the number of clients that the agency was able to help and the ability to expend the allocated funds changed. The City will reallocate \$23,516 in 2010 CDBG funds to HUD- eligible activities that have the ability and capacity to expend the reallocated CDBG funds.

The City of Plano also closed its one CDBG project during the 2010 grant year. Although the construction work for the project was completed and reported in the 2009 CAPER report, final contractor payments and receipt of all required Davis Bacon Labor Standards and Section 3 documentation was not finalized until the 2010 year. The remaining \$62,764 was paid to the contractor and funds drawn down from HUD.

9.2 HOME Narrative

2010-11 HOME funds were used in the same manner described in the 2010-11 Action Plan. Funds were used exclusively to address single family affordable housing goals. Funds primarily assisted first time homebuyers in purchasing a home, home rehabilitation through reconstruction, and the creation of new infill housing. The City of Plano has made efficient use of the funds. All HOME funds benefited low and very low income households. Table 3B in the Appendices summarizes the Affordable Housing goals mentioned previously.

9 CDBG, HOME & HPRP Narrative

As reported in the HUD's Integrated Disbursement and Information System (IDIS), the city received and drew down \$11,893 in program income. This amount reflects \$1,693 in additional program income than estimated in the 2010-11 Action Plan. Similar to CDBG program income, these funds can be attributed primarily to home rehabilitation loan payments. Consequently, the City expended these funds on new home rehabilitation projects that occurred during the 2010-11 program year.

9.3 HPRP Narrative

HPRP funds were used exclusively for families and individuals whose income was at or below 50% of the area median income (AMI). All three agencies awarded HPRP funds successfully expended their funds. Plano families and individuals received financial assistance in the form of rent and/or utility aid and legal assistance to prevent evictions. The City has \$3,617 in HPRP funds remaining for costs associated with using the HUD-required Homeless Management Information System(HMIS). These funds will be expended during program year 2011.

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, 2011, a notice of Public Hearing was published in the Plano Star-Courier, informing the public of the completion of the report, and of a pending public hearing before the Community Relations Commission and the City Council to discuss the report. The notice also informed the public that a copy of the report could be obtained at the Community Services office. The publication of this notice marked the beginning of the public comment period. The report is also available for public viewing via the web through the Community Relations Commission and City Council agenda packets. The Community Relations Commission will hold public hearing on November 11, 2011. The City Council will hold a public hearing on December 20, 2011.

Public Comments

To date, no public comments have been submitted. Comments will be included here for review by HUD, if received.

HUD Table 3A: 2010 Summary of Specific Annual Objectives

11 HUD Table 3A: 2010 Summary of Specific Annual Objectives

Objective #	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: \$798,000* CDBG PI: \$102,000 \$143,640 (Actual PI)	Total number of affordable units	20	39	DH-1
DH-1.2	Provide affordable housing to low-income first time home buyers <i>(City of Plano First-Time Homebuyer Program)</i>	CDBG: \$52,720* HOME: \$109,800* HOME PI: \$10,200 \$11,893 (Actual PI)	Number of first time homebuyers and/or number receiving down-payment assistance	20	11	DH-1
DH-1.3	Increase the availability/accessibility to decent housing for low-income families <i>(Plano Housing Corporation)</i>	CDBG: \$35,000* HOME: \$108,493*	Total number of affordable units	3	1	DH-1
DH-1.4	Increase the availability/accessibility to decent housing for low-income families <i>(Habitat for Humanity)</i>	HOME: \$162,000*	Total number of affordable units	4	1	DH-1

HUD Table 3A: 2010 Summary of Specific Annual Objectives

11

Objective #	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: \$50,000*	Total number of affordable units	1	1	DH-1
DH-1.7	Increase the availability/accessibility to decent housing for low-income families <i>(Helping Partners-City of Plano)</i>	CDBG: \$12,000*	Total number of households assisted	25	37	DH-1
Special Needs Objectives						
SL-1.1	Provide suitable living environments for people with HIV/AIDS <i>(Health Services of North Texas)</i>	CDBG: \$52,000	Number of persons assisted with new and/or improved access to a service	24	34	SL-1
Public Service Objectives						
SL-1.2	Provide accessibility to suitable living environments <i>(Maurice Barnett Geriatric Wellness)</i>	CDBG: \$49,000** \$38,636	Number of persons assisted with new and/or improved access to a service	250	339	SL-1

HUD Table 3A: 2010 Summary of Specific Annual Objectives

Objective #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
SL-1.3	Provide accessibility/availability for the purpose of creating suitable living environments (<i>Communities in Schools</i>)	CDBG: \$30,000	Number of persons assisted with new and/or improved access to a service	120	120	SL-1
SL-1.4	Provide accessibility/availability for the purpose of creating suitable living environments (<i>Boys and Girls Club</i>)	CDBG: \$17,000	Number of persons assisted with new and/or improved access to a service	100	100	SL-1
Homeless Objective						
SL-1.5***	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: \$38,185	Number of households that received emergency financial assistance to prevent homelessness	29	22	SL-1
Economic Objective						EO-1
EO-1.1	Provide accessibility/availability to economic opportunity (<i>LaunchAbility</i>)	CDBG: \$25,000** \$11,848	Number of persons assisted with new and/or improved access to a service	9	13	
Other Objective						

HUD Table 3A: 2010 Summary of Specific Annual Objectives

11

Objective #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
DH-1.8	Provide accessibility/availability by assisting in the creation of decent affordable housing (<i>City of Plano Grant Administration</i>)	CDBG: \$277,000 HOME: \$47,700				DH-1

Table 11.1

*The project did not expend all 2010-11 allocated grant funds. For actual expenditures during grant year 2010-11, refer to the narrative section of this report. Unspent funds will carry over to expense during the 2011-12 program year.

**The project did not expend all 2010-11 allocated grant funds, nor was an extension to their one year grant contract requested. Unspent funds will be reallocated for use towards a City of Plano, HUD-eligible activity.

*** This activity was listed at DH-1.6 in the 2010-11 Action Plan. The activity has been moved to the Suitable Living Outcome to reflect the manner in which the activity is listed in the Consolidated Plan.

HUD Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
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 HUD Table 3B: 2010 Annual Housing Completion Goals

12 HUD Table 3B: 2010 Annual Housing Completion Goals

Grantee Name: City of Plano Program Year: 2010-11	Expected Annual # of Units to be Completed	Actual # Completed	Resources Used During the Period
ANNUAL AFFORDABLE HOUSING GOALS (sec. 215)			
Homeless households	0	0	N/A
Non-homeless household	77	75	CDBG, HOME
Special Needs households	0	0	N/A
AFFORDABLE RENTAL HOUSING GOALS (sec. 215)			
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	29	22	CDBG
Total Sec. 215 Affordable Rental	29	22	
AFFORDABLE OWNER HOUSING GOALS (sec. 215)			
Acquisition of existing units	3	1	CDBG, HOME
Production of new units	5	2	CDBG, HOME
Rehabilitation of existing units	20	39	CDBG
Homebuyer Assistance	20	11	CDBG
Total Sec. 215 Affordable Owner	48	53	
ANNUAL HOUSING GOALS			
Annual Rental Housing Goal	29	22	CDBG

HUD Table 3B: 2010 Annual Housing Completion Goals

12

Grantee Name: City of Plano Program Year: 2010-11	Expected Annual # of Units to be Completed	Actual # Completed	Resources Used During the Period
Annual Owner Housing Goal	48	53	CDBG, HOME
Total Annual Housing Goal	77	75	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 2010 HOME Developer Project Summary**13 2010 HOME Developer Project Summary****HOME Developer Activities during program year 2010-11**

Below is a detailed explanation of HOME developer activities that took place during the PY 2010-11. The purpose of this section is to assist HUD staff in reviewing HOME funded development activities.

Christ United Methodist

#489 - One home constructed (began in PY 2009, completed in 2010 PY) and sold to a low income household.

#527 - One home constructed, but was sold to a low income household on October 28, 2011, therefore it will be counted in PY 2011-12.

Habitat for Humanity of South Collin County

#426 (CDBG) - This activity helped acquire the ten lots listed below; 511-520. Accomplishments will be recorded with those activities.

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

#511, #512, #513, #514, #515, #516, #517, #518, #519, #520 - each number represents one lot acquired and under construction for sale to a low income household.

#524 - One lot acquired and under construction for sale to a low income household.

#525 - One lot acquired and under construction for sale to a low income household.

Plano Housing Corporation

#432- 2009 CHDO operating costs. Completed during PY 2010.

#509 - 2010 CHDO operating costs. This activity has not been completed.

#487- One house purchased, rehabilitated (acquired and rehabilitated in PY 2009), and sold to a low income household in PY 2010.

#537- One house purchased and rehabilitated for sale to a low income household.

14 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

14 2010-2014 Consolidated Plan Strategies

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