

2011 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 expenditures for activities stated in prior year Action Plans. The 2011 City of Plano CAPER describes programs during October 1, 2011 through September 30, 2012, the second program year of the five year 2010-2014 Consolidated Plan.

This report provides information requested by HUD and highlights the use of 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 actions the City took to collaborate with intergovernmental agencies, affirmatively further fair housing, leverage funds and other measures to accomplish the objectives set forth in the Consolidated Plan and ensure program compliance.

The CAPER must be available for public comment 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 services, public services, etc. For the 2011-12 program year (PY), the City of Plano received an entitlement of \$1,593,213 in Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds and \$157,137 in program income (\$154,433 was drawn). The total expended for CDBG and HOME in the amount of \$1,690,478 and \$265,000 in general funds provided much needed services to assist Plano residents. All unexpended federal funds will carry over to PY 2012. 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 | Entitlement Funds | Program Income | PY 2011 Expenditures (includes prior year funds) | PY 2011 balance |
|---------------|---------------------|-------------------|--|--------------------|
| CDBG | \$ 1,169,726 | \$ 146,126 | \$ 1,210,106 | \$ 959,429 |
| HOME | \$ 423,487 | \$ 8,307 | \$ 480,372 | \$ 281,326 |
| HPRP | 0 | 0 | \$ 3,617 | 0 |
| BCSG | \$ 265,000 | 0 | \$ 265,000 | 0 |
| TOTALS | \$ 1,858,213 | \$ 154,433 | \$ 1,959,095 | \$1,240.755 |

Table 2.1 Grant Balance

2.1 Federal Funds

The City of Plano recognizes the important role of nonprofit organizations within our community. Table 2.1 lists agencies (and corresponding HUD activity number) that received CDBG and/or HOME funds to help the City of Plano serve residents during the 2011 program year.

| 2011 Activities | HUD Activity Number |
|--|---------------------|
| Boys and Girls Club of Collin County | 546 |
| Communities in Schools Dallas Region | 545 |
| Christ United Methodist Church | 527, 568 |
| City of Plano Housing Rehabilitation Program | 501, 526, 569 |

Summary of Resources and Distribution of Funds

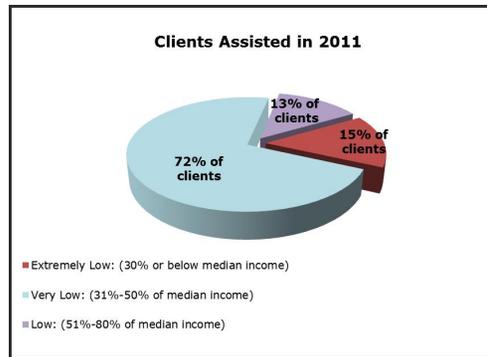
2

| 2011 Activities | HUD Activity Number |
|---|---|
| City of Plano First Time Homebuyer Program | 521, 538, 544, 552, 553, 556, 558, 559, 560, 562, 563, 567 |
| Maurice Barnett Geriatric Wellness Center | 547, 548 |
| Habitat for Humanity of South Collin County | 511,512,513,514,515, 516,517,518,519,520, 524, 525, 557 |
| Health Services of North Texas | 540 |
| Jewish Family Services | 550 |
| LaunchAbility | 549 |
| Plano Housing Corporation | 537, 555, 561, 565, 566 |
| City of Plano Homelessness Prevention (Samaritan Inn) | 551 |

Table 2.2 2011 Plano CDBG/HOME Agencies

Federal dollars were attributed to 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, 768 individuals and 133 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.

Summary of Resources and Distribution of Funds



Picture 2.1

2.2 City Funds

Buffington Community Services Grant Funds

The Consolidated Plan sets a parameter to address community needs through the use of HUD and City funds. During the 2011 program year, the City of Plano set aside \$1 per capita of general fund dollars to be distributed as 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 2011, \$265,000 in general funds were set aside for BCSG grants. The following agencies received BCSG funds:

Table 2.3

| Agency Names | |
|--|---------------------------------|
| Assistance Center of Collin County | Family Outreach |
| Assistance League of Greater Collin County | Hope's Door |
| CASA of Collin County | Journey of Hope |
| City House | Plano Children's Medical Clinic |
| Collin County Adult Clinic | Plano Community Charity |
| Collin County Committee on Aging | Rape Crisis Center |
| Community Dental Care | Samaritan Inn |

Table 2.4 2011 Plano BCSG Agencies

Summary of Resources and Distribution of Funds

2

BCSG funds are used to provide emergency services to Plano residents such as food, shelter, clothing, crisis counseling and health care assistance. 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 2011, 5,943 individuals and 63 families/households living in Plano were assisted with BCSG funds.

In summary, the City of Plano assisted 6,711 individuals and 196 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 2011 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 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 2011-12 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

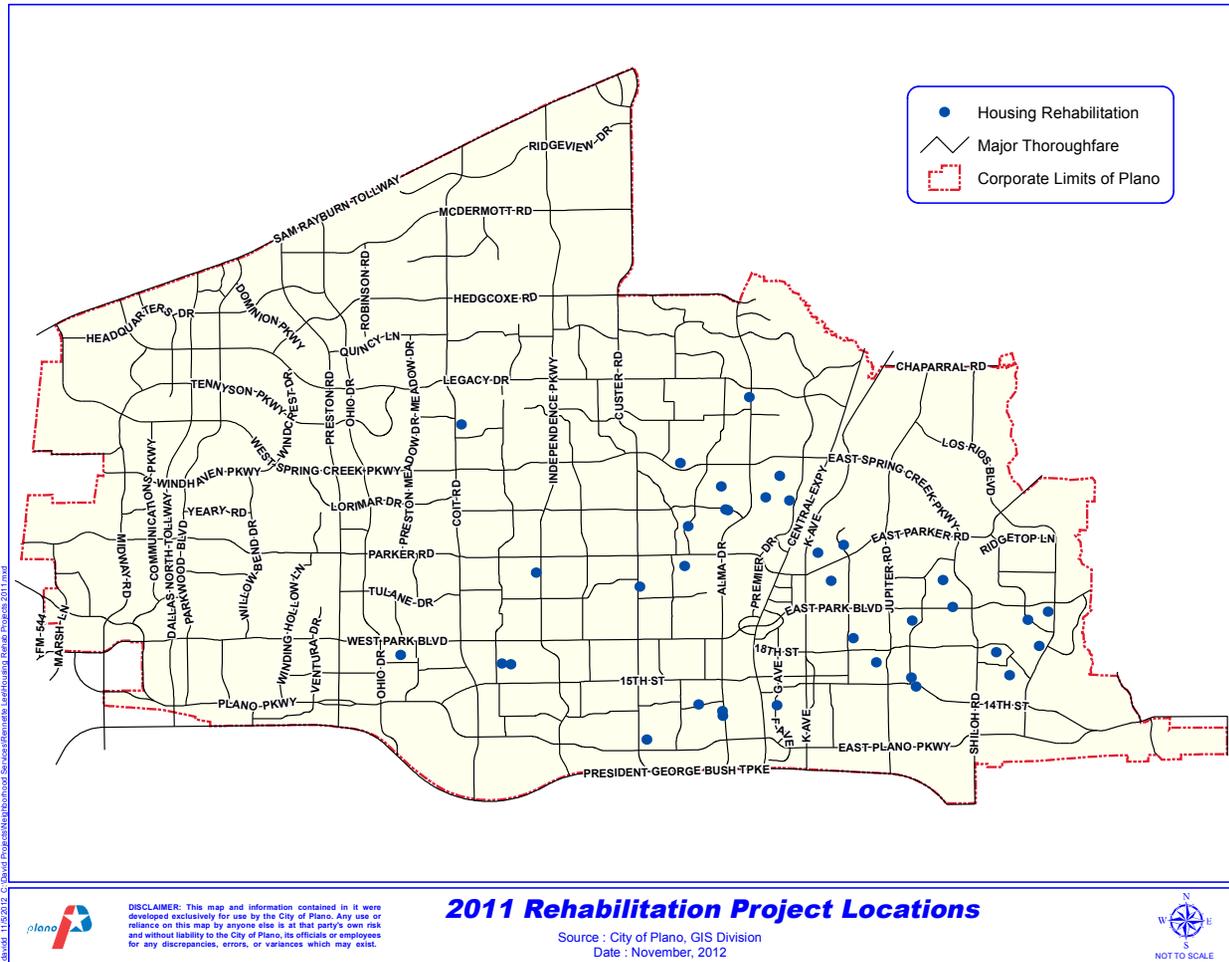
Continue to preserve and enhance existing housing stock through home rehabilitation.

3.1.1.1 City of Plano Housing Rehabilitation

The City continues to enhance and preserve its affordable housing stock through the City of Plano Housing Rehabilitation Program. Several neighborhoods throughout the City have benefited from rehabilitation projects completed during PY 2011-12. Approximately \$813,915 in CDBG and HOME funds provided 18 emergency repairs, 18 home rehabilitations and the completion of one home reconstruct which began in PY 2010-11. Of the households assisted during PY 2011-12, seven were categorized as extremely low income with the remaining 29 in the very low to low income category.

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. Again, homes rehabbed during the 2011 program year, showed improvement in the HERS rating, specifically, an average of 42% as a result of the rehabilitation. The 2011 City of Plano Housing Rehabilitation project location map (Picture 3.1) shows housing rehabilitation program activities during PY 2011.

Narratives of Consolidated Plan Goals and Objectives



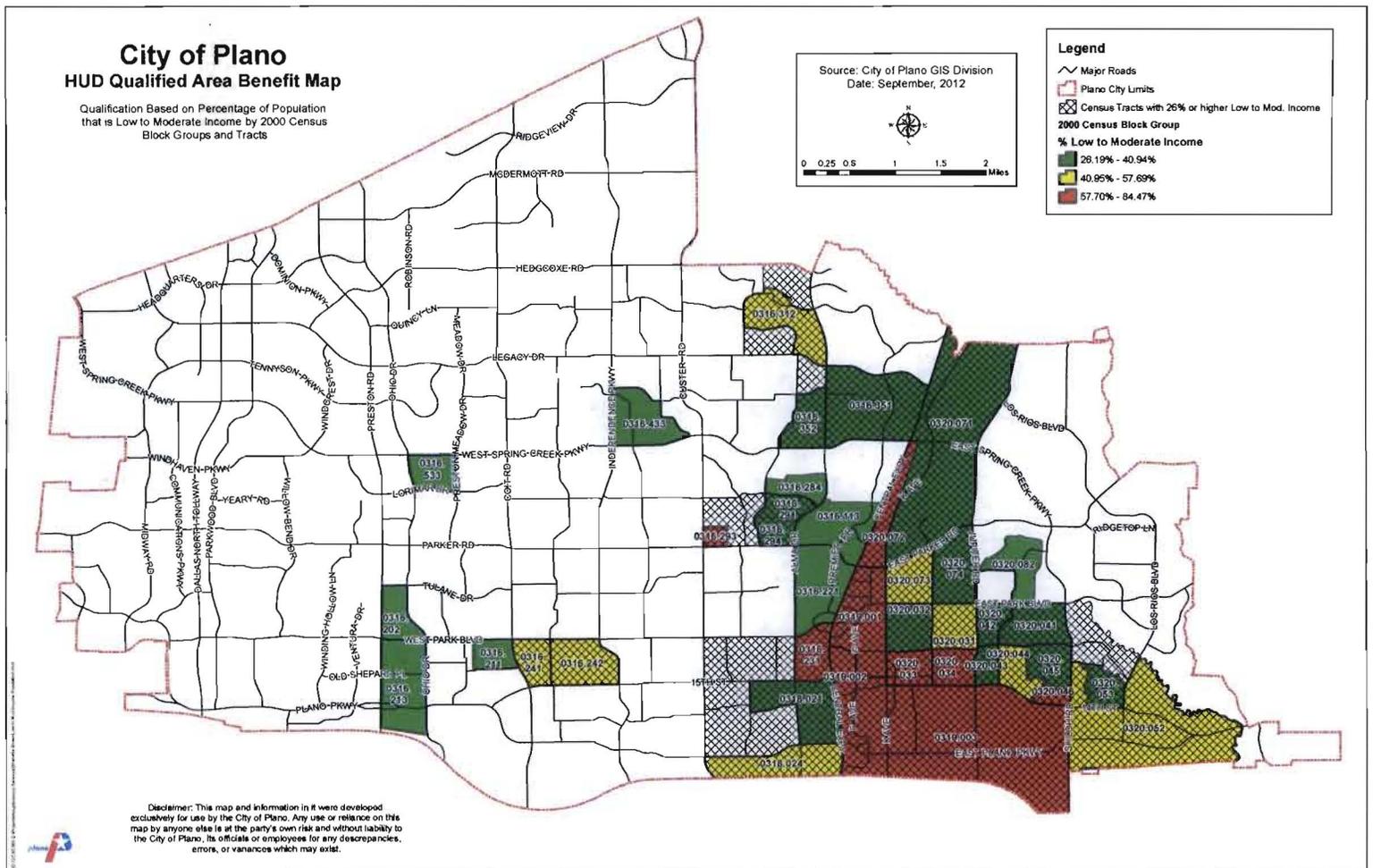
Picture 3.1

3.1.1.2 Helping Partners

The City’s Helping Partners Referral Service Program, along with volunteer groups, local non-profits and City departments assisted 42 households and completed 32 area projects. Helping Partners supports the Love Where You Live program by coordinating assessors, volunteers and community groups and supported the Love Where You Live program. Overall, 1,390 volunteers contributed more than 7,005 hours of labor to assist the community in maintaining and preserving our neighborhoods. Funds spent total \$13,101.

HUD qualified areas for this program are shown on the map below.

Narratives of Consolidated Plan Goals and Objectives



Picture 3.2

Narratives of Consolidated Plan Goals and Objectives

3

3.1.2 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

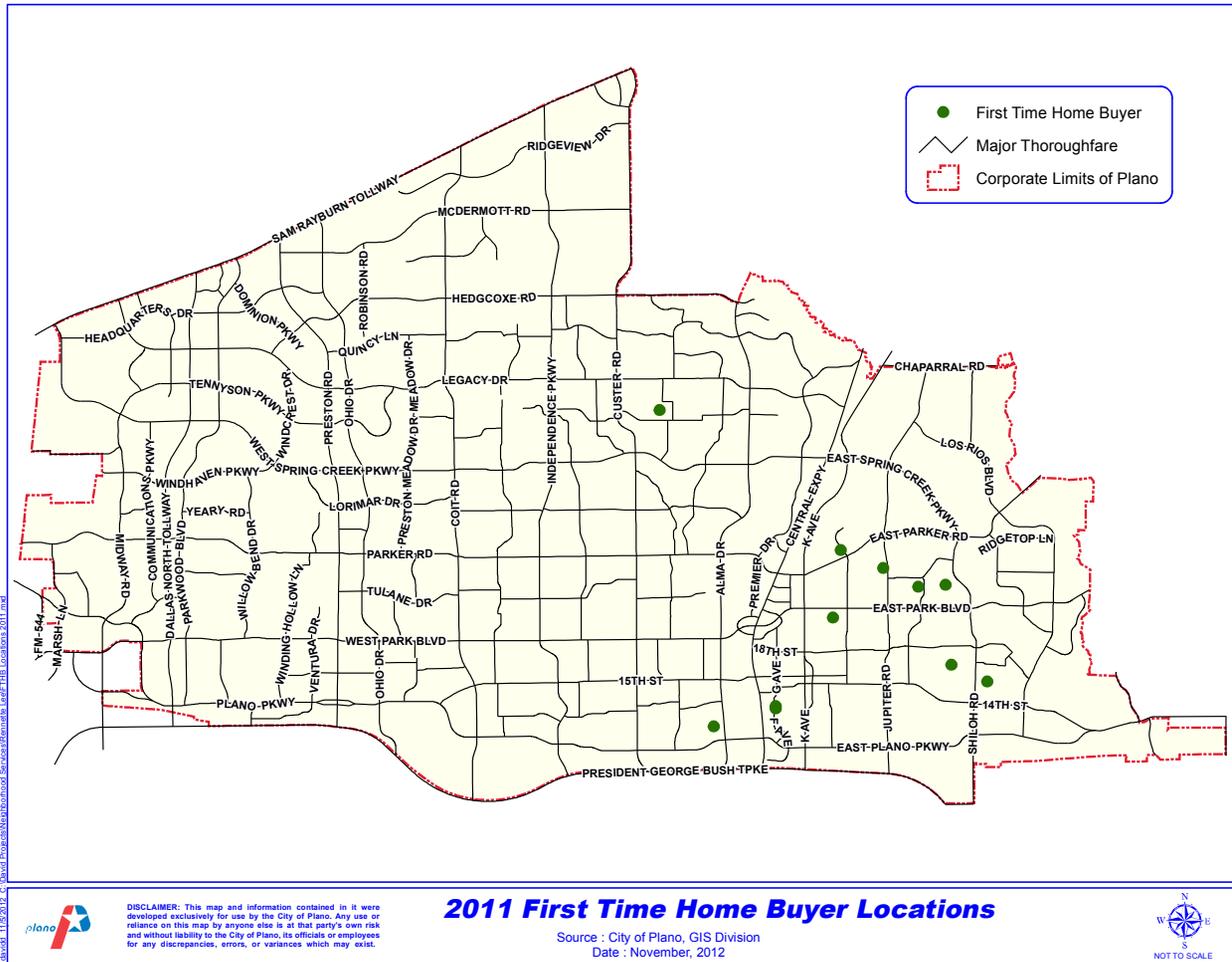
Plano Housing Corporation serves as the Community Housing Development Organization (CHDO) for the City of Plano. Because little land is available for new construction, the service provided is very important to the City. During PY 2011-12, this agency helped create affordable homeownership opportunities by purchasing, rehabilitating, and selling two homes to low income homebuyers. The agency also purchased a third home which is currently undergoing rehabilitation for future sale to a low income homeowner. A total of \$20,597 in CDBG funds and \$129,338 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 increases homeownership opportunities for qualified buyers. In PY 2011-12, the City of Plano created an Inter-local Agreement with two neighboring cities to become the central homebuyer education provider. This agreement has benefited all parties by eliminating duplication of services, improving the quality of materials, increased class participation and decreased 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 \$46,327 in CDBG and \$59,850 in HOME funds to assist 11 low income households. The 2011 City of Plano First Time Homebuyer Project Location map (Picture 3.3) shows where homes were purchased.

3 Narratives of Consolidated Plan Goals and Objectives



Picture 3.3

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. In PY 2011-12, the organization completed two homes and moved forward with completing construction on 10 lots purchased during the previous year. The plan for a 10 unit subdivision has resulted in two homes near completion and two under construction. These efforts will not only create affordable homes for low income families but also improved the neighborhood substantially. Habitat for Humanity of South Collin County spent \$90,604 in HOME funds to create affordable housing within Plano.

3.1.2.4 Christ United Methodist Church

Christ United Methodist Church has a unique project known as "House on the Corner". With mostly volunteer labor, members construct a home on the church parking lot then transfer the home to a residential site. The visibility of this project has increased 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 \$62,990 in HOME funds during the 2011-12 program year. These funds assisted them in building one house for sale to a low income household.

Narratives of Consolidated Plan Goals and Objectives

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 continued to work with the Plano Housing Authority (PHA) during the 2011-12 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.

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.

Nine 2011-12 program objectives are categorized under the Suitable Living Strategy of the Consolidated Plan. The objectives are as follows:

3.2.1 Objective SL-2.1

Continue to assist with housing accessibility modifications for elderly and disabled residents within 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 assistance to 36 households during the 2011-12 program year. This program has met the Consolidated Plan goal of accessibility modifications.

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.

Narratives of Consolidated Plan Goals and Objectives

3

3.2.2.1 Boys and Girls Clubs of Collin County

The Boys and Girls Club of Collin County assisted 106 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 \$22,000 in CDBG funds to carry out program activities.

3.2.2.2 Communities in Schools

Communities in Schools spent \$18,000 in CDBG funds to conduct a mentoring and tutoring program for at-risk youth. Funds were used to pay for staff salaries and benefits of one caseworker at Armstrong Middle School. Caseworkers provided assistance to 40 students.

3.2.2.3 Health Services of North Texas

Health Services of North Texas provided supportive services for persons of special needs populations. The organization spent \$10,000 in CDBG funds to assist 35 Plano residents with medically-necessary nutrition and other services for persons of special needs populations.

3.2.2.4 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 \$29,655 to provide preventive health care services to 546 individuals visiting the agency's clinic, and \$14,422 helped provide case management and counseling services to 11 at-risk seniors participating in their Gatekeepers Program.

3.2.2.5 City-Funded Projects

The City's general funds helped address public service needs of Plano residents; especially those deemed special needs populations by HUD. Buffington Community Service Grant (BCSG) funds were awarded to 14 agencies. Of these, \$93,000 was spent to assist the special needs population.

Elderly Populations:

The Collin County Committee on Aging provided meals to 233 senior Plano residents. This service extends the nutrition level of seniors with the least income and greatest need.

Homeless Youth:

City House assisted 18 homeless youth by providing educational and life skills mentoring.

Narratives of Consolidated Plan Goals and Objectives

Victims of Domestic Violence:

Hope's Door assisted 277 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 134 Plano children during the 2011-12 program year.

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

Services provided by health clinics oftentimes eliminate emergency room visits. The Collin County Adult Clinic provided preventative medical assistance to 258 individuals. Plano Children's Medical Clinic provided preventive health care to 2,722 of Plano children.

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 161 Plano residents.

Journey of Hope provided grief counseling at no cost to children, teens, young adults, and their families totaling 225 Plano residents.

School Age Youth:

The Assistance League of Collin County provided 724 Plano school children with clothing and supplies for the 2011 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 City of Plano Homelessness Prevention (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 39 Plano households and spent \$67,271 in CDBG funds. Participating households received financial assistance and case management services.

Narratives of Consolidated Plan Goals and Objectives

3

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. However, \$3,616 remained for administrative cost. These funds were spent during the 2011-12 program year to finalize the project.

3.2.3.3 City-Funded Projects

Of the City's general funds, \$39,000 of Buffington Community Service Grant (BCSG) funds were awarded to two 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 105 individuals with case management and shelter for residents that became homeless while living in Plano. The Assistance Center of Collin County used BCSG funds to assist 14 Plano households with rent and/or utility assistance. These emergency funds allowed clients to maintain or regain self sufficiency.

3.3 Economic Opportunity Strategy

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

One 2011-12 program activity is defined within the Economic Opportunity Strategy. The objectives undertaken are 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 2011-12, LaunchAbility assisted 11 adults with cognitive disabilities in obtaining and maintaining employment with market pay. The agency spent \$10,000 in CDBG funds to assist Plano residents.

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:

3 Narratives of Consolidated Plan Goals and Objectives

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 \$267,804 in CDBG and HOME funds administering the 2011-12 program activities.

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 the 2011 program year; year two 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 | 36 | | | | 70 | 73% |
| Offer and Market programs to rehabilitate existing rental stock (meetings) | 10 | 0 | 1 | | | | 1 | 10% |
| 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 | 13 | | | | 27 | 40% |
| Inventory available parcels and evaluate their feasibility for affordable housing development (develop land map) | 1 | 0 | 0 | | | | 0 | 0% |

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 | % |
|---|-------------|------|------|------|------|------|----------|------------|
| 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 | | | | 2 | 40% |

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 | 0 | | | | 18 | 18% |
| Continue to assist with housing accessibility modifications for elderly and disabled residents within the City of Plano (households) | 5 | 5 | 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 | % |
|--|-------------------|------|------|------|------|------|-------------|------------|
| 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 | 757 | | | | 1360 | 29% |
| 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 | | | | 61 | 61% |
| Participate and fund annual Collin County Homeless Point In Time count (units) | 5 | 1 | 1 | | | | 2 | 20% |

Table 4.1

| Suitable Living Environment Strategy Objectives & Outcomes | 5 Year Goal | 2010 | 2011 | 2012 | 2013 | 2014 | Total | % |
|---|----------------|------|------|------|------|------|-------|---|
| Objective SL-3: Support the rehabilitation/revitalization of aging neighborhoods through a mixture of infrastructure improvements, | | | | | | | | |

Assessment of Consolidated Plan Goals & Objectives

| Suitable Living Environment | 5 Year Goal | 2010 | 2011 | 2012 | 2013 | 2014 | Total | % |
|--|-------------|------|------|------|------|------|----------|-------------|
| Strategy Objectives & Outcomes | | | | | | | | |
| 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 | 2 | | | | 3 | 100% |

Table 4.1

| Economic Opportunity Strategy | 5 Year Goal | 2010 | 2011 | 2012 | 2013 | 2014 | Total | % |
|---|-------------|------|------|------|------|------|-----------|------------|
| 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 | 11 | | | | 24 | 48% |

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 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 2011-12 Activity Response:

The City of Plano revised its Fair Housing Website to include a clear definition of housing discrimination and provide links to 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. In addition, local housing training events were posted online to inform the general public, notices were included in City of Plano utility bills, and staff shared fair housing brochures at neighborhood events.

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 2011-12 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.

During PY 2011-12, the City provided financial support for an affordable condominium project in downtown Plano, paying for demolition costs of \$150,000 via tax increment financing funds.

In addition, the City Council approved a resolution to establish the Neighborhood Empowerment Zone No. 1 in 1999. The table below is a summary of applications, construction valuation and total fees waived to date.

| | # of Applications | Construction Valuation | Total Fees Waived |
|-------------------|-------------------|------------------------|-------------------|
| NEZ Waived | 1171 | 80,325,616 | 579,983.26 |

Table 5.1

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 2011-12 program year.

are you a victim of housing discrimination?
 are you a victim of housing discrimination?




It is unlawful to discriminate in Housing based on these factors
 Race, Color, National origin, Religion, Sex, Familial status (families with children under the age of 18, or who are expecting a child), Handicap (if you or someone close to you has a disability.)

You can do something about housing discrimination
 Any complaints or violations may be filed with the City of Plano Community Services Division, 972-941-7151, or the U.S. Department of Housing and Urban Development, 1-800-669-9777.

Picture 5.1

5.1 Actions & Outreach to MWBEs

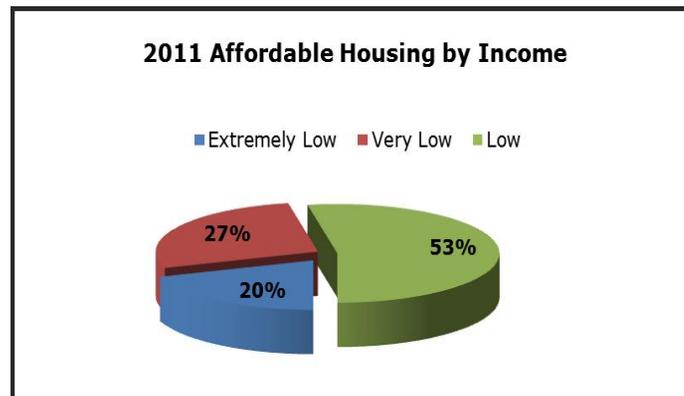
The City of Plano continued its commitment to marketing and outreach to Minority/Women Business Enterprises (MWBEs) during PY 2011. Staff followed the Community Services Affirmative Marketing policies for HUD funded projects; including but not limited to utilizing local media; electronic and print and the Small Business Administration website as a reference to promote contracting opportunities to MWBEs and Historically Underutilized Businesses (HUBs). MWBE contractors received 89% (\$642,156) of total funds awarded.

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, 2011- September 30, 2012, the City of Plano paid \$715,690 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 2011, 79% of construction contracts and 26% of non-construction contracts was awarded to contractors that met Section 3 guidelines.

5.2 Affordable Housing

The City of Plano, along with a partnering developers, has provided opportunities for affordable housing. During PY 2011-12, a total of 13 homebuyers received homeownership assistance for existing, rehabilitated or newly constructed affordable homes. Of these, two new homes are initial completions of a 10 unit affordable housing subdivision currently under construction.

Table 3B in the Appendices provides a numerical summary of accomplishments. The income categories for households assisted equals 10 extremely low, 15 very low and 27 low income shown as a percentage in the chart below.



Picture 5.2

6 Continuum of Care

6 Continuum of Care

The City of Plano actively pursues avenues to address the homeless issues and participate in coordinating homeless services in the community. During PY 2011-12, support services for 277 Plano residents living at an emergency shelter for victims of domestic violence, 105 residents living at Collin County's only transitional living facility that accepts men, women and families, and 18 homeless youth were provided with Plano general funds.

The City's Emergency Management Department coordinated with the Salvation Army to provide shelter from inclement weather for three days during the winter and the Day Labor Center continued to provide a safe place to obtain day labor.

Through a Continuum of Care (CoC) grant, LifePath Systems continued to provide services for eight permanent supportive housing units and Hope's Door offered four transitional housing units to persons with supportive housing needs.

To address homelessness prevention, a combination of City and HUD funds were used to help 144 households remain housed through rent, mortgage, utility and/or case management services.

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 2012 Point-in-Time Homeless Count revealed services needed but not currently available in Collin County. With this information, the coalition is seeking ways to meet those needs. The coalition consists of homeless service providers, neighboring cities, faith-based organizations and educational institutions. City staff also participated as a member of the Independent Review Committee for the CoC grant through Metro Dallas Homeless Alliance which includes Collin County.

7 Other Actions & Leveraging Funds

7.1 Other Actions

Underserved Needs

The City of Plano created the Buffington Community Services Grant (BCSG) in 1998. Recognizing Federal resources alone are inadequate to meet community needs, 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, as noted previously.

Overcome Institutional Gaps and Enhance Coordination

In order to overcome gaps in institutional structures and enhance coordination, Community Services Division staff actively participates with outside agencies which include the Collin County Homeless Coalition, Metro Dallas Homeless Alliance, Collin County Social Service Association and Plano Housing Authority. 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 2011-12, the housing authority sponsored a "Raise the Roof" initiative in June bringing fathers and children together in the community to celebrate Father's Day and homeownership month as well as the annual Fall Festival honoring FSS graduates and new home owners.

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 information and the appropriate level of action is included in the rehabilitation work.

Program Compliance

Program compliance is important to the City of Plano. City staff attended various HUD-sponsored training sessions as well as participated in webinars during PY 2011-12. 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 staff attended:

- Affordable Housing 101: Understanding Federal and State Affordable Rental Housing and Rental Assistance Programs
- CDBG Basics: Training for Practitioners
- Con Plan Tool webinar
- Construction Management Training
- Credit Impact of Foreclosure Training
- Effective Management of CDBG Subrecipients
- Environmentals webinar series
- Fair Housing
- HMIS Training
- HOME Environmental Training
- HOME Program Basic Training
- HOME Proposed Rule webinar series
- Homeowner Rehabilitation Assistance Implementation Workshop
- Homeownership Training
- Land Banking webinar
- Loan Applications and Modifications: How to Ensure Your Client's Fair Lending Rights are Preserved
- Loss Mitigation
- Monitoring HOME
- Recapture/Resale
- Share Plus - Title I Program
- Written Agreements

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 FSS program developed various educational and job training programs in cooperation with other area agencies to help families meet these goals.

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 purchases.

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 2011, 79% of construction contracts and 26% 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 2011. 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

City of Plano's 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.

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 2011-12 activities added outcomes toward achieving the strategies and objectives established in the 2010-2014 Consolidated Plan. This was the second 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 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 completed 36 projects; 97% 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.

The City's Helping Partners program assisted 42 households (63% of the expected number of units) and completed 32 area projects. This program provided Plano residents minor home repairs and neighborhood clean-ups (creeks, alleys, parks, etc.) that benefited many households. The program utilized 1,390 volunteers contributing over 7,000 hours of labor to the community.

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 and began building a second property with its 2011-12 funds. The second property will be completed and sold to a low income household during the 2012-13 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 met its goal of completing two purchase, rehab and resale projects. The prior year's organizational changes proved to be beneficial as they committed to assisting the City with meeting established goals for affordable housing.

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

8 Self Evaluation

The City's FTHB program continued to see a decrease in the number of qualified applicants and, as a result, fewer qualified homebuyers. The FTHB accomplished 78% of its goal. Again, during PY 2011-12, staff saw homebuyers making slightly above 80% of the area median income. Unfortunately, per HUD's income limit requirement, the City cannot use these dollars to assist households making greater than 80%. Staff will continue to market the program through local and City sponsored events, networking, and mailers in attempt to locate potential homebuyers.

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.

As listed in Table 3A, all five activities under this objective met and/or exceeded their annual outcome; Boys & Girls Clubs of Collin County, Communities in Schools Dallas Region, Health Services of North Texas, Jewish Family Services of Greater Dallas and Maurice Barnett Geriatric Wellness Center. Approximately \$8,921 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 Gate Keeper program served 10 less individuals than expected while the Preventive Health program served 176 more than expected. The gatekeeper program was understaffed early in the year, contributing to the shortfall.

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 2011-12 program year, the City's Homelessness Prevention Program exceeded its goal serving 15 more households than expected. This can be attributed in part to reallocated funds in the amount of \$23,516 to the program. Although outcomes were met, an increase in the amount of funds needed as imposed by market conditions affects the number of households receiving assistance.

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 LauchAbility, provided services during the 2011-12 program year. The agency's Supported Employment program exceeded its annual outcome providing services to 8 more individuals than expected.

9 CDBG, HOME & HPRP 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 those stated in the 2011-12 Action Plan submitted to HUD prior to the beginning of PY 2011-12.

The City of Plano received \$146,126 in program income during the year, \$44,126 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; 122, with a balance of \$1,854,230 and 71, with a balance of \$814,931 respectively. In addition, First Time Homebuyer forgivable loans total 43 with a balance of \$114,103. A detailed loan portfolio is included in the Appendices.

The primary use of 2011 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/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,
- Pursued all resources listed in the Action Plan,
- Provided a certification of consistency to Plano Housing Authority in a fair and impartial manner,
- 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 and for home rehabilitation, reconstruction and 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 \$8,307 in program income. The estimated amount stated in the 2011-12 Action Plan is \$10,200. 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 2011-12 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. 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 assistance and legal aid to prevent evictions. The final \$3,617 in HPRP funds for costs associated with maintaining the HUD-required Homeless Management Information System(HMIS) were expended during PY 2011-12.

10 Citizen Comments

Description of Public Comment Process

This annual report was prepared by the Community Services Division of the Planning Department. On November 11, 2012, 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 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

Insert if submitted.

11 HUD Table 3A: 2011 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: \$795,000* CDBG PI: \$102,000 \$146,126 (Actual PI) | Total number of affordable units | 38 | 36 | 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: \$50,000* HOME: \$100,000* HOME PI: \$10,200 \$11,011 (Actual PI) | Number of first time homebuyers and/or number receiving down-payment assistance | 14 | 11 | DH-1 |
| DH-1.3 | Increase the availability/accessibility to decent housing for low-income families <i>(Plano Housing Corporation)</i> | CDBG: \$20,261* HOME: \$117,533* | Total number of affordable units | 2 | 2 | DH-1 |

HUD Table 3A: 2011 Summary of Specific Annual Objectives

11

| Objective # | Specific Objectives | Sources of Funds | Performance Indicators | Expected Number | Actual Number | Outcome/Objective* |
|---------------------------|--|------------------|---|-----------------|---------------|--------------------|
| DH-1.4 | Increase the availability/accessibility to decent housing for low-income families (Habitat for Humanity) | HOME: \$120,000* | Total number of affordable units | 4 | 2 | DH-1 |
| DH-1.5 | Increase the availability/accessibility to decent housing for low-income families (Christ United Methodist Church) | HOME: \$35,000 | Total number of affordable units | 1 | 1 | DH-1 |
| DH-3.1 | Increase the availability/accessibility to decent housing for low-income families (Helping Partners-City of Plano) | CDBG: \$20,000* | Total number of households assisted | 66 | 42 | DH-1 |
| Special Needs Objectives | | | | | | |
| SL-1.1 | Provide suitable living environments for people with HIV/AIDS (Health Services of North Texas) | CDBG: \$10,000 | Number of persons assisted with new and/or improved access to a service | 8 | 35 | SL-1 |
| Public Service Objectives | | | | | | |
| SL-1.2 | Provide accessibility to suitable living environments (Maurice Barnett Geriatric Wellness) | CDBG: \$53,000* | Number of persons assisted with new and/or improved access to a service | 391 | 557 | SL-1 |

HUD Table 3A: 2011 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: \$18,000 | Number of persons assisted with new and/or improved access to a service | 40 | 40 | SL-1 |
| SL-1.4 | Provide accessibility/availability for the purpose of creating suitable living environments (<i>Boys and Girls Club</i>) | CDBG: \$22,000 | Number of persons assisted with new and/or improved access to a service | 90 | 106 | 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: \$43,755** \$67,271 | Number of households that received emergency financial assistance to prevent homelessness | 46 24 | 39 | 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 | 11 | EO-1 |
| Other Objective | | | | | | |

HUD Table 3A: 2011 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: \$215,685 HOME: \$40,000 | | | | DH-1 |

Table 11.1

*The project did not expend all 2011-12 allocated grant funds. For actual expenditures during grant year 2011-12, refer to the narrative section of this report. Unspent funds will be reallocated and/or carry over to the 2012-13 program year.

**The project received reallocated grant funds and the expected outcome was increased proportionally. All funds were spent.

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

HUD Table 3B: 2011 Annual Housing Completion Goals**12 HUD Table 3B: 2011 Annual Housing Completion Goals**

| Grantee Name: City of Plano Program Year: 2011-12 | Expected Annual # of Units to be Completed | Actual # Completed | Resources Used During the Period |
|---|---|-----------------------|--|
| BENEFICIARY GOALS (Sec. 215) | | | |
| Homeless households | 0 | 0 | N/A |
| Non-homeless household | 83 | 91 | CDBG, HOME |
| Special Needs households | 0 | 0 | N/A |
| Total Sec. 215 Beneficiaries | 83 | 91 | |
| RENTAL 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 | 24 | 39 | CDBG |
| Total Sec. 215 Affordable Rental | 24 | 39 | |
| HOMEOWNER GOALS (Sec. 215) | | | |
| Acquisition of existing units | 2 | 2 | CDBG, HOME |
| Production of new units | 5 | 3 | CDBG, HOME |
| Rehabilitation of existing units | 38 | 36 | CDBG |
| Homebuyer Assistance | 14 | 11 | CDBG |
| Total Sec. 215 Affordable Owner | 59 | 52 | |
| COMBINED RENTAL AND OWNER GOALS (Sec. 215) | | | |
| Acquisition of existing units | 2 | 2 | CDBG, HOME |

HUD Table 3B: 2011 Annual Housing Completion Goals

12

| Grantee Name: City of Plano Program Year: 2011-12 | Expected Annual # of Units to be Completed | Actual # Completed | Resources Used During the Period |
|--|---|-----------------------|--|
| Production of new units | 5 | 3 | CDBG, HOME |
| Rehabilitation of existing units | 38 | 36 | CDBG |
| Rental Assistance | 24 | 39 | CDBG |
| Homebuyer Assistance | 14 | 11 | CDBG |
| Combined Total Sec. 215 Goals | 83 | 91 | |
| ANNUAL HOUSING GOALS | | | |
| Annual Rental Housing Goal | 24 | 39 | CDBG |
| Annual Owner Housing Goal | 59 | 52 | CDBG, HOME |
| Total Annual Housing Goal | 83 | 91 | 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 2011 HOME Developer Project Summary

13 2011 HOME Developer Project Summary

Below is a detailed explanation of HOME developer activities that took place during the PY 2011-12. The purpose of this section is to assist HUD staff in reviewing HOME funded development activities.

Christ United Methodist

#527 - One home constructed, but was sold to a low income household on October 28, 2011, reported as outcome for PY 2011-12.

#568 - One home constructed; began in PY 2011, will close and be reported in PY 2012.

Habitat for Humanity of South Collin County

#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. Several lots will close and be reported in PY 2012.

#524 - Lot purchased in PY 2010, construction complete and closed in 2011.

#525 - Lot purchased in PY 2010, construction complete and closed in 2011.

#557 - One lot purchased; should be constructed, closed and reported in PY 2012.

Plano Housing Corporation

#537 - One home purchased, rehabilitated and sold to a low income household. Completed.

#555 - 2011 CHDO operating costs; completed.

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

#565 - One house purchased, to be rehabilitated and sold to a low income household and reported as outcome in PY 2012.

#566 - One house purchased, to be rehabilitated and sold to a low income household and reported as outcome in PY 2012.

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

- **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