

## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The City of Frisco has received Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) since 2005. Every five years, the City, as an entitlement community, is required to prepare a Five-Year Plan called a Consolidated Plan. The plan that follows is the City of Frisco's Consolidated Plan for the period of October 1, 2020 through September 30, 2024 (FY 2021-25 Consolidated Plan). This Plan includes a proposed budget and overall programs the City proposes to offer for the next five years. The proposed budget is an estimate of funding, and each year, the City will receive notification from HUD to provide the actual funding awarded for the upcoming program year. Community Development Block Grant funds are required to benefit primarily low- and moderate-income households, individuals, or areas within the city limits.

All federal funds must be used to meet one or more of the following HUD objectives:

- Create suitable living environments,
- Provide decent housings, and
- Expand economic opportunities for citizens of Frisco.

Finally, the programs must align with the overall vision and policies from the City of Frisco's Comprehensive Plan. The current Comprehensive Plan was written in 2015. City staff have communicated with public service providers, stakeholders, and staff to create this plan.

This Consolidated Plan outlines housing, community and economic development needs, priorities, strategies, and projects that will be undertaken by the City of Frisco from October 1, 2020 through September 30, 2024. In order to receive its CDBG entitlement funding, the City must submit this Consolidated Plan and First Year Annual Action Plan to HUD no later than August 15, 2020.

The Consolidated Plan serves the following functions: 1) A planning document for the City, which builds upon a citizen participation process; 2) An application for federal funds under HUD's formula grant

programs; 3) A strategy to be followed in carrying out HUD programs; and, 4) An action plan that provides a basis for assessing performance.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The City of Frisco is a young, rapidly growing and relatively affluent community which is able to provide its residents with a good quality of life and a range of community services. However, the City does have a significant low-income population as over 1,500 households have an income of less than \$25,000, and 4.4 percent of the population lives in poverty.

In Public Hearings and meetings, Consolidated Plan Needs Assessment meetings, and in meetings and surveys that are part of the City's on-going Comprehensive Plan Update process, concerns were expressed about the significant number of youth in the City, but at the same time the aging of the City's population, the growth of non-family households, and the increasing number of households facing a housing cost burden.

These concerns translate to a number of needs, both general and specific, as noted in the following assessment. Perhaps the most important issue to emerge is that of cost burden and affordable housing. Indeed, housing affordability, homeless prevention and homelessness are three closely related concerns. The need for supportive services, especially for low-income households, youth, and victims of domestic violence emerged from both an examination of the data and from public input. Though the City's infrastructure and public facilities are generally new and in good condition, some residents did express the need for improved streets, drainage and lighting in neighborhoods.

## **3. Evaluation of past performance**

Past performance and activities were a part of formulating the strategies for this Plan. The Self-Evaluation sections of our recent CAPERs describes our progress. Most recently, the City was successful in the Housing objective category, Housing Rehabilitation Program surpassing the goal of eight (8) units by one 1 unit for a total of nine (9) units. CITY House completed the rehabilitation of a transitional living facility, and clients moved in. The Homebuyer Program has been difficult to accomplish due to the high cost of land in Frisco, and zero (0) loans were granted awarded in PY 2013. The Frisco Housing Authority did not submit a grant application for PY 2013 CDBG grant funding.

The Consolidated Plan Homeless Prevention Objective included both Transitional Housing and Homeless Prevention programs. CITY House provided services to two homeless persons through Transitional Housing. The Homeless Prevention category, consisting of the Frisco Family Services Center BASIC Homeless Prevention Program, and the Samaritan Inn Homeless Prevention Program completed the year by accomplishing 89% of its goal.

Two programs comprise the Non-Homeless Special Needs Objectives category, Elderly, Disabled, and Abused Children. During PY 2013, the Elderly category which includes the Collin County Committee on Aging meal programs was not funded through the CDBG, but through the City of Frisco General Fund Social Services Grant. For the first time, the Children’s Advocacy Center of Denton County was awarded CDBG funds to provide services to 2,244 abused children. No applications for programs for the Disabled were received for PY 2013 and thus no funds were allocated to this objective.

#### **4. Summary of citizen participation process and consultation process**

The City considers the involvement of its low- and moderate-income residents to be essential to the development and implementation of its Five-Year Consolidated Plan and Annual Action Plans.

As noted in PR-10, Consultation, well publicized public hearings were held on two occasions – December 3, 2014 at the Chamber of Commerce office in Frisco and on March 11, 2015. These sessions were part of a concerted effort to obtain as much public input as possible in the planning stages of the Plan preparation.

The City is in contact with representatives from community service organizations in the region and the comments and observations of these groups are part of the formulation of this Consolidated Plan and Annual Action Plan. Further, staff has attended multiple local community outreach events.

Public Hearings on Consolidated Plan topics were conducted by the City of Frisco Social Services and Housing Board at the George A. Purefoy Municipal Center, City Council Chambers, 6101 Frisco Square Blvd., Frisco, Texas 75074 on the following dates: website, and on the City of Frisco outside display board.

The City of Frisco, as the administrator of the CDBG funds will work closely with non-profit organizations, the school and college districts, private sector organizations, such as banks, contractors and developers, and other government entities such as the Frisco Housing Authority to address the community objectives outlined in this plan.

The City’s rapid growth has outpaced the social service providers’ capacity to meet the needs of the residents. As a result, many of the service providers who serve Frisco residents are located outside of the City Limits of Frisco. One of the goals of this Plan is to both strengthen the capacity of service providers within the City limits as well as to encourage and support opportunities for service providers in adjoining cities to provide services within the Frisco city limits. The City of Frisco General Fund Social Service Grant is also able to provide general funds to agencies as they build capacity and meet needs in the community.

The City works closely with two large social service organizations providing services to low- and moderate-income households within the City of Frisco:

- The Frisco Housing Authority, the sole provider of low-income housing in the City of Frisco; and
- Frisco Family Services Center, an emergency services provider in the City limits of Frisco. These organizations have worked closely together to implement the programs proposed for funding.

## **5. Summary of public comments**

The City received program and priority ideas from the public during as a result of the community needs survey. During our planning period, the country experienced a pandemic. The City had to adjust their planning focus in order to address community needs. However, throughout the year, city staff work with leaders, nonprofit organizations, city departments, affordable housing advocates, and other stakeholders to identify needs within the community. However, no comments were received during the 30-day public review period. All comments are included in the participation appendix to t

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

*TBD*

## **7. Summary**

The City of Frisco Community Development Division works to serve the low- and moderate-income residents. That is their role. This work requires communication with nonprofits, community leaders, homeless service providers, stakeholders, and others who have an interest in the outcomes for low- and moderate-income residents and the community. The work of the Community Development Division could not be done without input from other sources.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FRISCO	Financial Services Department

Table 1 – Responsible Agencies

### Narrative

The City of Frisco Community Development Division is the lead agency for the preparation of the Consolidated Plan and the implementation of the Annual Action Plan for the Community Development Block Group (CDBG) program. The Frisco Social Services and Housing Board is the Citizen Board responsible for the recommendation of the allocation of U.S. Department of Housing and Urban Development (HUD) funds to the Frisco City Council.

The success of the Consolidated Planning process depends on the involvement of citizens, social service agencies, the Collin County Homeless Coalition, the Denton County Homeless Coalition, the Dallas Continuum of Care Assembly, Frisco Housing Authority, local hospitals, Frisco Independent School District, business owners, and religious organizations.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Frisco, as the administrator of the Community Development Block Grant (CDBG) funds will work closely with nonprofit organizations, the school and college districts, private sector organizations, such as banks, contractors and developers, and other government entities such as the Frisco Housing Authority to address the community objectives outlined in this plan.

The cities of Frisco, Allen, Plano, and McKinney have spent the past two years working together to build cohesive regional responses to our low- and moderate-income residents. Each city experiences similar community needs, and our partnership allows us to build better programs. We have worked together to respond to the Coronavirus (COVID-19) outbreak. We were all part of the North Texas Regional Affordable Housing coalition to respond to the Regional Affirmatively Furthering Fair Housing (RAFFH) Assessment of Fair Housing (AFH) process that was reduced to the Analysis of Impediments during the process. From that point, we have built a network to work together to address the needs of our communities.

The City of Frisco continues to grow at a rapid pace. During the past five years we have seen a XX% in migration to the City. The city has seen some growth in the nonprofit section, but we are still highly dependent of social service agencies that are in other neighboring communities. rapid growth has outpaced the social service providers' capacity to meet the needs of the residents. As a result, many of the service providers who serve Frisco residents are located outside of the City Limits of Frisco. One of the goals of this Plan is to both strengthen the capacity of service providers within the City limits as well as to encourage and support opportunities for service providers in adjoining cities to provide services within the Frisco city limits. The City of Frisco General Fund Social Service Grant is also able to provide general funds to agencies as they build capacity and meet needs in the community.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City works closely with two large social service organizations providing services to low- and moderate-income households within the City of Frisco:

- The Frisco Housing Authority, the sole provider of low-income housing in the City of

Frisco; and

- Frisco Family Services Center, an emergency services provider in the City limits of

Frisco.

These organizations have worked closely together to implement the programs proposed for funding. Frisco Family Services Center has a strong partnership with the Frisco Housing Authority. CDBG funds have been used to support Frisco Family Services Center in its ever-expanding work with the Hispanic population by providing a bi-lingual social worker to address the needs of these families.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Metro Dallas Homeless Area Continuum of Care (MDHA), which includes Collin County, assists homeless families and persons through the Supportive Housing and Shelter Plus Care Programs. LifeNet of Dallas will provide homeless assistance for a service area that includes the City of Frisco. Hope's Door, domestic violence shelter, also serves Frisco.

Stacy Brown, City Housing and Grants Manager serves as Chairman of the Collin County Homeless Coalition. This coalition comprised of cities, homeless service providers, faith communities, businesses, Collin College, and school districts in Collin County developed *Homeward Bound: A Plan to End Chronic Homelessness in Collin County*, in response to HUD's Continuum of Care Program. In May 2005, the City of Frisco City Council adopted the Homeward Bound Plan by resolution and incorporated this plan as a part of the Consolidated Plan. On the regional level, the Housing and Grants Manager was the Chairman of the Independent Review Committee for the Continuum of Care grant for the Dallas Metroplex which includes Collin County in 2011, and the Bonus Project Chairman in 2013.

On the regional level, Ms. Stacy Brown was appointed to the Metro Dallas Homeless Alliance Board of Directors in January of 2014. A Coordinated Access Program is being developed to encompass Collin and Dallas Counties. An Office for Homeless Service Provider Access in Collin County is an essential component of the regional Coordinated Access Plan. The implementation of this phase of the plan will be in 2015.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City is actively involved with Continuum of Care actions and programs, as noted above. This includes frequent consultation with various public/private entities within the City and the County that provide assisted housing, health services and social services. This consultation included needs assessment, program design, the development of performance standards and policies and procedures for the administration of HMIS.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

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**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	<b>BOYS AND GIRLS CLUBS OF COLLIN COUNTY INC</b>
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing community development - children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of the Boys & Girls Clubs of Collin County and requested input on aspects of the Annual Action Plan relating to public services to youth and specific actions being undertaken by the Boys & Girls Clubs of Collin County. Anticipate an increase in the number served as the city is offering additional funding for transportation services. (This organization does not receive CDBG funding; Boys & Girls Clubs of Collin County receive general funds.)
2	<b>Agency/Group/Organization</b>	<b>CASA OF COLLIN COUNTY</b>
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing Community Development - Children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of CASA of Collin County and requested input on aspects of the Annual Action Plan relating to public services to youth and specific actions being undertaken by CASA of Collin County. City staff will provide additional technical assistance to the underperforming community partners.
3	<b>Agency/Group/Organization</b>	<b>CASA OF DENTON COUNTY</b>
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing Community Development - Children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of CASA of Denton County and requested input on aspects of the Annual Action Plan relating to public services to youth and specific actions being undertaken by CASA of Denton County. City staff will provide technical assistance to underperforming community partners.

4	<b>Agency/Group/Organization</b>	<b>CHILDREN'S ADVOCACY CENTER OF DENTON COUNTY</b>
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing Community Development - Children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of Children's Advocacy for Denton County and requested input on aspects of the Annual Action Plan relating to public services to youth and specific actions being undertaken by Children's Advocacy for Denton County. Anticipate an increase in the number served as the city is offering additional funding for transportation services. (This organization does not receive CDBG funding; Children's Advocacy Center for Denton County receives general funds.)
5	<b>Agency/Group/Organization</b>	<b>CITY HOUSE, INC.</b>
	<b>Agency/Group/Organization Type</b>	Services - Youth
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-housing Community Development - Children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of City House, Inc. and requested input on aspects of the Annual Action Plan relating to public services to homeless youth and specific actions being undertaken by City House, Inc. Anticipate an increase in the number served as the city is offering additional funding for transportation services. (This organization does not receive CDBG funding; City House, Inc. receives general funds.)
6	<b>Agency/Group/Organization</b>	<b>COLLIN COUNTY HOMELESS COALITION</b>
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of the Collin County Homeless Coalition and requested input on aspects of the Annual Action Plan relating to homeless residents and specific actions being undertaken by participating organizations. City staff will continue to consult with the member organizations of the Collin County Homeless Coalition to improve homeless person's access to government, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency.
7	<b>Agency/Group/Organization</b>	<b>DENTON COUNTY HOMELESS COALITION</b>
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of the Denton County Homeless Coalition and requested input on aspects of the Annual Action Plan relating to homeless residents and specific actions being undertaken by participating organizations. City staff will continue to consult with the member organizations of the Denton County Homeless Coalition to improve homeless person's access to government, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency.
8	<b>Agency/Group/Organization</b>	<b>FRISCO FAMILY SERVICES CENTER</b>
	<b>Agency/Group/Organization Type</b>	Public Service
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of Frisco Family Services and requested input on aspects of the Annual Action Plan relating to public services to low- and moderate-income residents and specific actions being undertaken by Frisco Family Services. Anticipate an increase in the number served as the city is offering additional funding for transportation services.
9	<b>Agency/Group/Organization</b>	<b>HOPE'S DOOR</b>
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence

	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing Community Development - Domestic Violence
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of Hope's Door and requested input on aspects of the Annual Action Plan relating to public services to individuals and families fleeing domestic violence and specific actions being undertaken by Hope's Door. Anticipate an increase in the number served. (This organization does not receive CDBG funding; Hope's Door receives general funds.)
10	<b>Agency/Group/Organization</b>	<b>JOURNEY OF HOPE</b>
	<b>Agency/Group/Organization Type</b>	Services - families
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of Journey of Hope Grief Support and requested input on aspects of the Annual Action Plan relating to public services to individuals and families seeking grief support and specific actions being undertaken by Journey of Hope Grief Support. Anticipate an increase in the number served. (This organization does not receive CDBG funding; Hope's Door receives general funds.)
11	<b>Agency/Group/Organization</b>	<b>COLLIN COUNTY COMMITTEE ON AGING</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	NonHousing Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of Collin County Committee on Aging (Meals on Wheels) and requested input on aspects of the Annual Action Plan relating to public services to elderly residents and specific actions being undertaken by Meals on Wheels. Anticipate an increase in the number served as our elderly population faces increased need.
12	<b>Agency/Group/Organization</b>	<b>THE SAMARITAN INN</b>
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of The Samaritan Inn and requested input on aspects of the Annual Action Plan relating to public services to homeless individuals and families and specific actions being undertaken by The Samaritan Inn. Anticipate an increase in the number served as the City has provided additional funding for transportation (general funds) and The Samaritan Inn increased their capacity during the last fiscal year.
13	<b>Agency/Group/Organization</b>	<b>SMALL WORLD WITH LOVE</b>
	<b>Agency/Group/Organization Type</b>	Services - Youth
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development - youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of Small World with Love and requested input on aspects of the Annual Action Plan relating to public services to low-income youth and specific actions being undertaken by Small World with Love. City staff will provide technical assistance to underperforming community partners.
14	<b>Agency/Group/Organization</b>	<b>TEXAS MUSLIM WOMEN'S FOUNDATION</b>
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing Community Development - Domestic Violence
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of Texas Muslim Women's Foundation and requested input on aspects of the Annual Action Plan relating to public services to individuals and families fleeing domestic violence and specific actions being undertaken by Texas Muslim Women's Foundation. Anticipate an increase in the number served as the City has provided additional funding for transportation (general funds) and city staff will provide technical assistance to underperforming community partners.
15	<b>Agency/Group/Organization</b>	<b>MAURICE BARNETT GERIATRIC WELLNESS CENTER</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of the Maurice Barnett Geriatric Wellness Center and requested input on aspects of the Annual Action Plan relating to public services to elderly residents and specific actions being undertaken by the Wellness Center. Anticipate an increase in the number served as the city's elderly population is facing increased need. The Wellness Center has worked to build capacity and program awareness. (This organization does not receive CDBG funding; the Wellness Center receives general funds.)
16	<b>Agency/Group/Organization</b>	<b>THE FAMILY PLACE</b>
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Victims of Domestic Violence
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of The Family Place and requested input on aspects of the Annual Action Plan relating to public services to individuals and families fleeing domestic violence and specific actions being undertaken by The Family Place. Anticipate an increase in the number served. (This organization does not receive CDBG funding; The Family Place receives general funds.)
17	<b>Agency/Group/Organization</b>	<b>VETERANS CENTER OF NORTH TEXAS</b>
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans Veterans
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Veterans Center of North Texas (VCONT) attended public meetings of the Social Services and Housing Board, including capacity-building workshops held for organizations seeking grant funding from the City. The City is familiar with the specialized services offered by VCONT and the growing need in the Collin County area. The City is available and will seek opportunities to provide additional capacity-building opportunities and information.
18	<b>Agency/Group/Organization</b>	<b>ASSISTANCE CENTER OF COLLIN COUNTY</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of the Assistance Center of Collin County and requested input on aspects of the Annual Action Plan relating to public services to individuals and families at-risk of homelessness and specific actions being undertaken by the Assistance Center of Collin County. City staff will provide technical assistance to underperforming community partners.
19	<b>Agency/Group/Organization</b>	<b>BIG BROTHERS BIG SISTERS</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of Big Brothers Big Sisters Lone Star and requested input on aspects of the Annual Action Plan relating to public services to low-income youth and specific actions being undertaken by Big Brothers Big Sisters Lone Star. City staff will provide additional technical assistance to new community partners.
20	<b>Agency/Group/Organization</b>	<b>CITY OF ALLEN</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives from the City of Allen. Discussed goals to identify and address cross-jurisdictional challenges.
21	<b>Agency/Group/Organization</b>	<b>CITY OF DENTON</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the City of Denton. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
22	<b>Agency/Group/Organization</b>	<b>CITY OF LEWISVILLE</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives from the City of Lewisville. Discussed goals to identify and address cross-jurisdictional challenges.
23	<b>Agency/Group/Organization</b>	<b>CITY OF MCKINNEY</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the City of McKinney. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
24	<b>Agency/Group/Organization</b>	<b>CITY OF PLANO</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the City of Plano. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
25	<b>Agency/Group/Organization</b>	<b>CITY OF IRVING</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the City of Irving. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
26	<b>Agency/Group/Organization</b>	<b>GIVING HOPE, INC.</b>
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff sought assistance from Giving Hope, Inc. and requested input on aspects of the Annual Action Plan relating to public services to homeless individuals and families and specific actions being undertaken by Giving Hope, Inc. in providing outreach to Frisco residents in Denton County. Anticipate further discussions with this organization, as they provide outreach. At this time, they have declined to aid the city with its outreach efforts. City staff will work with this organization in capacity-building efforts and discussions about the availability of grant funding.
27	<b>Agency/Group/Organization</b>	<b>METRO DALLAS HOMELESS ALLIANCE</b>
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with the staff of the Metro Dallas Homeless Alliance and requested input on aspects of the Annual Action Plan relating to homeless residents and specific actions being undertaken by Metro Dallas Homeless Alliance as it relates to the Point-in-Time Count and services available to Frisco resident. City staff will continue to consult with MDHA staff and Continuum of Care member organizations to improve our homeless residents' access to government, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency.
28	<b>Agency/Group/Organization</b>	<b>RAPE CRISIS CENTER OF COLLIN COUNTY</b>
	<b>Agency/Group/Organization Type</b>	Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless - Victim Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of Rape Crisis Center of Collin County dba The Turning Point and requested input on aspects of the Annual Action Plan relating to public services to victims of sexual assault and specific actions being undertaken by The Turning Point. City staff will provide additional technical assistance to community partners.
29	<b>Agency/Group/Organization</b>	<b>UNITED WAY OF DENTON COUNTY</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly with representatives of the United Way of Denton County and requested input on aspects of the Annual Action Plan relating to homeless residents and low-income residents. City staff will continue to consult with staff at the United Way of Denton County to improve our homeless residents' access to government, housing, supportive social services, education services, and resources to foster well-being and self-sufficiency.
30	<b>Agency/Group/Organization</b>	<b>CITY OF DALLAS</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the City of Dallas. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
31	<b>Agency/Group/Organization</b>	<b>DALLAS HOUSING AUTHORITY</b>
	<b>Agency/Group/Organization Type</b>	PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the Dallas Housing Authority. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
32	<b>Agency/Group/Organization</b>	<b>CITY OF GARLAND</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the City of Garland. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
33	<b>Agency/Group/Organization</b>	<b>DALLAS COUNTY HEALTH AND HUMAN SERVICES (DCHHS)</b>
	<b>Agency/Group/Organization Type</b>	Health Agency

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the Dallas County Health and Human Services department. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
34	<b>Agency/Group/Organization</b>	<b>PLANO HOUSING AUTHORITY</b>
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the Plano Housing Authority. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
35	<b>Agency/Group/Organization</b>	<b>FRISCO HOUSING AUTHORITY</b>
	<b>Agency/Group/Organization Type</b>	PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the Frisco Housing Authority. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
36	<b>Agency/Group/Organization</b>	<b>DENTON HOUSING AUTHORITY</b>
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the Denton Housing Authority. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
37	<b>Agency/Group/Organization</b>	<b>MCKINNEY HOUSING AUTHORITY</b>
	<b>Agency/Group/Organization Type</b>	PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the McKinney Housing Authority. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
38	<b>Agency/Group/Organization</b>	<b>GARLAND HOUSING AGENCY</b>
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the Garland Housing Agency. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
39	<b>Agency/Group/Organization</b>	<b>FORT WORTH HOUSING SOLUTIONS</b>
	<b>Agency/Group/Organization Type</b>	PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the Fort Worth Housing Solutions. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
40	<b>Agency/Group/Organization</b>	<b>DALLAS COUNTY HOUSING</b>
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the Dallas County Housing. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
41	<b>Agency/Group/Organization</b>	<b>GREENVILLE HOUSING AUTHORITY</b>
	<b>Agency/Group/Organization Type</b>	PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the Greenville Housing Authority. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
42	<b>Agency/Group/Organization</b>	<b>CITY OF CLEBURNE HOUSING AUTHORITY</b>
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the City of Cleburne Housing Authority. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
43	<b>Agency/Group/Organization</b>	<b>GRANDVIEW HOUSING AUTHORITY</b>
	<b>Agency/Group/Organization Type</b>	PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the Grandview Housing Authority. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
44	<b>Agency/Group/Organization</b>	<b>ENNIS HOUSING AUTHORITY</b>
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the Ennis Housing Authority. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
45	<b>Agency/Group/Organization</b>	<b>WAXAHACHIE HOUSING AUTHORITY</b>
	<b>Agency/Group/Organization Type</b>	PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and repeatedly with representatives from the Waxahachie Housing Authority. Discussed goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals, fair housing planning, collaboration on the regional Assessment of Fair Housing (AFH) Report, determine housing needs and market analysis.
46	<b>Agency/Group/Organization</b>	<b>NORTH COLLIN COUNTY HABITAT FOR HUMANITY</b>
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff met directly and with representatives from the North Collin County Habitat for Humanity. Discussed goals to identify and address housing challenges.

**Identify any Agency Types not consulted and provide rationale for not consulting**

To the best of its ability, the City has been in contact with all known agencies and organizations involved in activities that are relevant to CDBG activities and programs.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

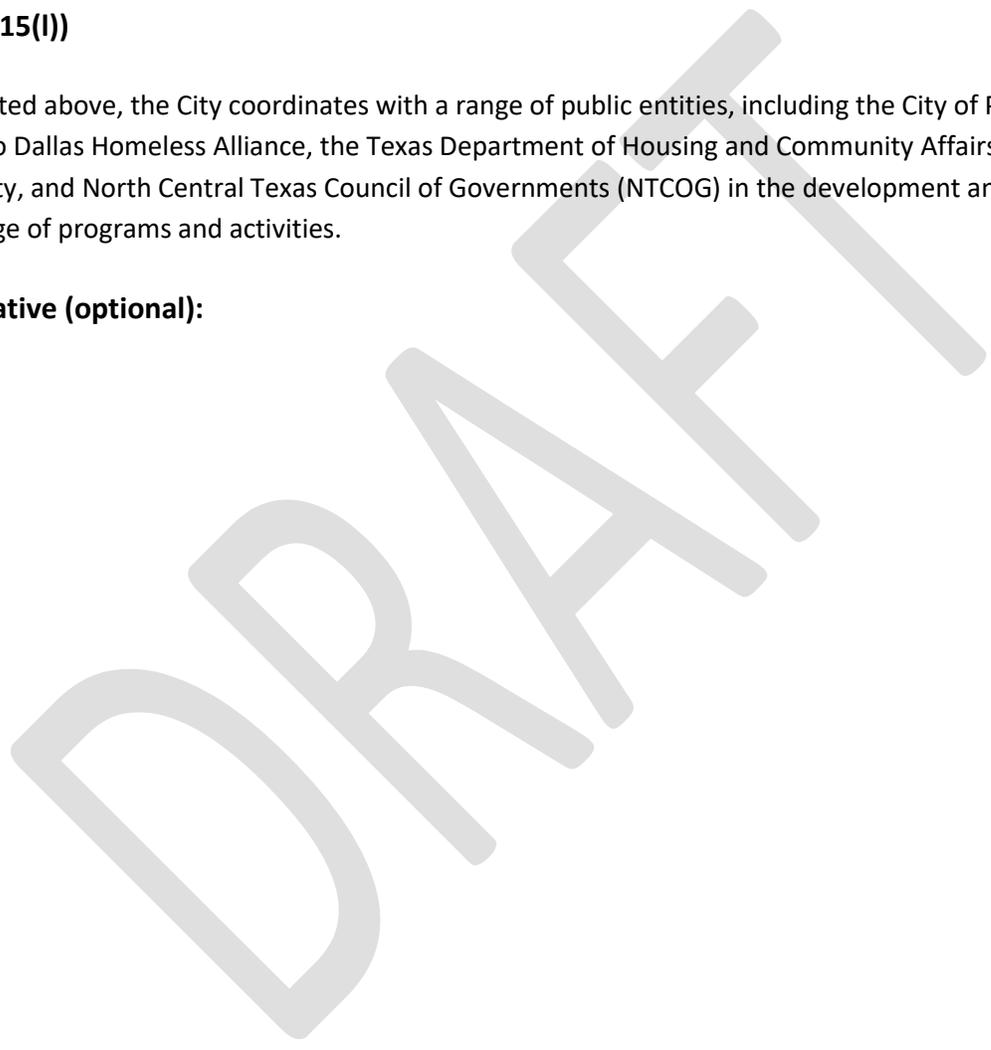
Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

As noted above, the City coordinates with a range of public entities, including the City of Plano, the Metro Dallas Homeless Alliance, the Texas Department of Housing and Community Affairs, Collin County, and North Central Texas Council of Governments (NCTCOG) in the development and execution of a range of programs and activities.

**Narrative (optional):**



**PR-15 Citizen Participation**

- 1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal setting**

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

DRAFT

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	116,989	137,795	18%
Households	29,817	45,450	52%
Median Income	\$97,160.00	\$114,098.00	17%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,590	2,235	4,005	2,635	34,980
Small Family Households	575	1,085	1,755	1,185	22,870
Large Family Households	180	195	335	145	4,745
Household contains at least one person 62-74 years of age	359	460	780	480	3,854
Household contains at least one-person age 75 or older	120	305	320	325	690
Households with one or more children 6 years old or younger	310	390	550	349	9,604

**Table 6 - Total Households Table**

Data Source: 2011-2015 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	40	25	0	65	0	10	15	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	20	25	40	25	110	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	70	75	4	0	149	0	4	65	10	79
Housing cost burden greater than 50% of income (and none of the above problems)	535	715	165	20	1,435	540	490	595	220	1,845

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	80	419	1,230	349	2,078	14	179	825	615	1,633
Zero/negative Income (and none of the above problems)	73	0	0	0	73	135	0	0	0	135

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	625	855	235	45	1,760	540	505	675	240	1,960
Having none of four housing problems	165	455	1,705	954	3,279	60	425	1,390	1,395	3,270
Household has negative income, but none of the other housing problems	73	0	0	0	73	135	0	0	0	135

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	225	684	630	1,539	215	280	680	1,175
Large Related	84	100	29	213	20	74	215	309
Elderly	75	224	185	484	260	295	425	980
Other	315	240	599	1,154	54	20	125	199
Total need by income	699	1,248	1,443	3,390	549	669	1,445	2,663

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	170	380	140	690	215	210	390	815
Large Related	80	45	4	129	20	70	60	150
Elderly	75	140	20	235	260	185	170	615
Other	300	195	4	499	40	20	0	60
Total need by income	625	760	168	1,553	535	485	620	1,640

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	90	120	44	25	279	0	4	10	10	24

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	0	0	0	0	55	4	59
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	90	120	44	25	279	0	4	65	14	83

**Table 11 – Crowding Information – 1/2**

Data 2011-2015 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

**Table 12 – Crowding Information – 2/2**

**Describe the number and type of single person households in need of housing assistance.**

The City of Frisco has relatively few householders living alone, 6.7 percent of the population compared to 27.7 percent. The percentage of elderly persons living alone is very low, only 1.5 percent, compared to 10.2 percent in the US. (United States Census Bureau, 2020)

Table 10 above, shows that there are 690 small related renter households and 235 elderly renter households with a severe cost burden (>50% of income). In addition, there are another 1,534 small related and 484 elderly renter households with a cost burden (>30% of income).

Among homeowners, there are 1,175 small related owners and 980 elderly owner households with a cost burden ≥30. Percent. The situation is much the same for severe cost burden ≥50 percent of income) 815 small related households and 615 elderly households facing a cost burden greater than 50 percent of income. The increase in this statistic is 13.4 and 92.2 percent, respectively.

The number of cost burdened households in each of the cases described are spread evenly among the three income categories apart from severely cost burdened elderly household, where almost 60 percent of the households are in the extremely low-income group. This has not changed over the past Five-Year Consolidated Plan (2015-2019).

The statistics provided do not specifically identify single person households. This information was gathered from the *2018: American Community Survey (ACS) Five-Year Estimates*.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the *2018: ACS Five-Year Estimates Subject Table*, the City of Frisco has approximately 8,482 households with one or more persons having a disability. This is approximately 5 percent of the households (United States Census Bureau, 2020).

The Texas Department of Public Safety indicated that there were 197,023 reported incidents of Family Violence in 2018 (Texas Department of Public Safety, 2020). This is approximately 0.9 percent of Texas households. The City of Frisco Police Department indicates that prior to COVID-19, the police department responded to approximately 27 calls per week for family violence-related issues. After March 1, 2020, the police department has seen an increase in family violence calls by 26 percent, on average.

Based on reporting from local nonprofit organizations serving survivors of domestic violence, it is estimated that a minimum of 30 Frisco residents fleeing domestic violence need housing assistance. Beds in emergency shelters and transitional housing programs in the area serving domestic violence survivors had an average utilization rate of 81% during the 2019 Point-in-Time Count. These programs rarely have openings, and shelter staff express the difficulties that their residents face when attempting to transition out of their programs into market-rate housing. As a result of the power structure inherent in relationships characterized by domestic violence, many of their clients lack the education and skills needed to earn an income to adequately support themselves and, in many cases, their children.

The most common problems associated for households with victims of domestic violence, dating violence, sexual assault, stocking or disabilities is the lack of affordable housing units that meet their specific needs. While the city is seeing an increase in the number of units being developed, the rents on the units exceed the U.S. Department of Housing and Urban Development's Fair Market rent ([Dallas, TX HUD Metro FMR Area Small Area FY 2020 Fair Market Rents](#)) for the area with efficiencies exceeding \$1,200. Therefore, those affected by disabilities or seeking units to address their safety and security are at a higher risk to seek out housing that may be more affordable, and in some cases those more affordable units come with higher risk and are more prone to have one or more of the defined housing problems noted in [Tables 7-11](#).

**What are the most common housing problems?**

The most common housing problems for residents of Frisco include housing cost burden. Cost burden is defined by the cost of housing in relation to an individual or household's income. For those that have a cost burden of greater than 30 percent of income, the city has 3,390 renter households and 2,663 owner households that are experiencing this housing problem. This includes our elderly population with 484 renters and 980 homeowners facing a housing cost burden. Further, of those households experiencing a housing cost burden, approximately 46

percent of renters (1,553 households) and 61.5 percent of homeowners (1,640 households) are experiencing a “severe cost burden” (greater than 50 percent of their income is being expended to cover the cost of housing) which includes our elderly renters and homeowners which make up 15 and 37.5 percent of these households, respectively.

Additional housing problems include lack of plumbing or kitchen facilities in the home and overcrowding. While these numbers are significantly fewer (65 renter and 25 homeowner households), there are still households experiencing these issues. More notably, households are experiencing overcrowding. Overcrowding is defined as having between 1.01 and 1.5 persons per room in a home. Severe overcrowding is defined as having more than 1.51 persons per room in the home. Households have approximately 65 renters and 25 homeowners experiencing overcrowding, while 110 renter and 79 homeowner households are experiencing severe overcrowding.

**Are any populations/household types more affected than others by these problems?**

Households that are more at risk to experience one of the four defined housing problems: 1) Lack of complete plumbing, 2) lack of kitchen facilities, 2) overcrowding, 3) cost burden are renter households earning between 30 and 50 percent of the area median income (\$25,750 - \$41,550 for a family of 4) and homeowner households earning between 50 and 80 percent of the area median income (\$41,550 - \$66,500 for a family of four).

As described above, our elderly population is more affected by these problems, particularly our elderly homeowners who make up 37.5 percent of the population that is severely cost burdened.

In the City of Frisco, our concentration of poverty runs through the central portion of the community. In these areas, are the original housing stock of the city which is currently experiencing the effects of gentrification as buyers have come in and started to restore the older homes through historic preservation efforts. Additionally, our Housing Authority and mobile home neighborhood are in these census tracts, and these areas have higher concentrations of low- and moderate-income, elderly, and rental housing stock.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Low-income families with children are defined as those at 185 percent and 130 percent of the federal poverty guidelines. These are the limits for children in the Frisco Independent School

District and eligible for the Child Nutrition Programs offered by the U.S. Department of Agriculture (USDA) ([Child Nutrition Programs: Income Eligibility Guidelines](#)). Frisco Independent School District (FISD) provided information on the student population that was eligible for free and reduced lunch as set by the USDA. During the past year, FISD served 9,772 students free (8,570) or reduced (1,202) lunches. FISD indicated that this number represents 15.39 percent of the student body. The families of these students are likely suffering from cost or severe cost burden as described earlier in this document.

Low income renters who are severely cost burdened are among those most often at risk of imminent homelessness, as the eviction process tends to be much more rapid than home foreclosure. Of these households, single mother households are among the most vulnerable. According to the 2014-2018 ACS, over 23% of single mother households are below the poverty level, compared to 7% of families overall. Rates of poverty for single mother households with children under age five are more severe (33%), largely due to childcare expenses. Disabled adults are also particularly vulnerable, with 12% living below the poverty level and the majority of whom have a limited ability to work, with only 59% of disabled persons age 18-64 currently in the labor force. An unexpected expense or crisis can consume a vulnerable household's limited financial resources and lead to an imminent risk of homelessness.

Domestic violence survivors are another group who face imminent risk of homelessness, once they make the decision to flee their abuser. While it is difficult to estimate the number of people living with an abusive partner, over 30 Frisco residents were served in grant year 2018 by Frisco-based nonprofits who specialize in delivering services to this population.

The City's Homelessness Prevention Program also provides data useful in analyzing the at-risk population, as it serves low-income Frisco residents who face imminent eviction. These households benefit from timely, limited financial assistance during a short-term crisis, while households facing significant changes, such as the onset of chronic illness or change in household composition, may only reach housing stability through long-term subsidy or shared housing.

In order to obtain a stable housing situation, households at risk of homelessness need full-time employment, affordable childcare, affordable housing, and transportation. Access to healthcare, life skills training, and additional education and/or training, including GED programs, and English as a Second Language, are valuable, if not necessary.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Persons at risk of homelessness are defined as individuals or families facing immediate eviction and who cannot relocate to another residence. Statistics on this population cannot be provided directly, but an examination of the data on overcrowding and upon cost burdened households provides some insight

into the extent of the problem in Frisco. Particular attention is given to households in the extremely low-income range as these represent the most stressed and vulnerable group.

Overcrowding (more than 1.01 persons per room) and severe overcrowding (> 1.51 persons per room) are possible factors in creating an at-risk household. The figures in Table 11 indicate that there are 279 renter households in the lowest income categories and 85 owner households in the lowest income categories with either overcrowding or severe overcrowding problems. This is a 50.8 percent and 2,025 percent increase in this category over the Five-Year Consolidated Plan (2015-2019).

However, as shown in Table 10, there are a total of 1,553 renter households (34.5 percent increase) with a cost burden greater than 50 percent and another 3,390 renter households (44.2 percent increase) with a cost burden greater than 30 percent (Table 9). In addition, there are 1,640 owner households (29.2 percent increase) with a cost burden greater than 50 percent and another 2,663 owner households (36.7 percent increase) with a cost burden greater than 30 percent.

The average household in Frisco numbers 2.96 persons, so that, using the figures in Table 10, there could be as many as 4,597 low-income renters (53.2 percent increase) and approximately 4,854 owner households (38.7 percent increase) on the edge of homelessness.

### **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

For residents of the City of Frisco, affordable housing, lack of transportation options, gentrification, and the introduction of new venues have created instability and an increased risk of homelessness. Additionally, as units are not maintained, fall into disrepair.

The city has three Low-Income Housing Tax Credit properties, these multifamily developments stay significantly occupied or other issues, i.e., transportation challenges make them unattainable. Additionally, the Frisco Housing Authority has twenty (20) units that maintain near full occupancy. In April 2019, the Frisco Housing Authority opened their waiting list to receive applications to fill vacant units. Within 48 hours, the housing authority had received more than 450 applications. They closed the waiting list.

Many of the affordable housing units in the city were built prior to 1990. For the single-family units, there is a mix of homeowner-occupied and renter-occupied housing. Our Owner-Occupied Housing Rehabilitation program assists approximately 8 residents per year to correct deficiencies in the homes. Without this resource, many of these homes would continue to decay. In many instances, we have been asked to assist with repairs only to find that the rehabilitation program is not feasible. The units in the downtown area are covered by deed restrictions that do not allow us to utilize a reconstruction program to assist those houses built in the early 1900s.

We do not have a Renter-Occupied Housing Rehabilitation program because there is no policy in place that would restrict the homeowner from evicting the current resident, encourage rent control, and demolition of the home to reconstruct is not allowable in some cases due to current policies.

Residents of the City of Frisco may have transportation challenges. There is no access to public transportation within the city. Transportation for elderly or disabled is provided, but with limited routes and for specific activities. Residents who do not qualify for this transportation must own another mode of transportation or rely on “on demand” transportation. Private transportation can be costly. Our CDBG-eligible census tracts are tucked between the Dallas North Tollway (on the western edge), Preston Road (on the eastern edge), and the Sam Rayburn Tollway (on the southern edge), and Eldorado Parkway (on the northern edge). The residents must decide to pay tolls for potentially quicker access to their destination or the non-toll roads, but these roads are congested due to the commercial development along these roads.

The City of Frisco continues to bring large sport venues to the city including the Dallas Cowboys practice facility, the FC Dallas soccer team, and within the next two years, the Professional Golfers’ Association (PGA) will relocate their headquarters to Frisco with a large golf course for national championships. These venues bring in new residents to work at the organization. However, the current housing stock available may not meet their standards, and more housing will be developed to meet the needs of the growing city. These new homes drive up the cost of housing in the city.

### **Discussion**

The City of Frisco city, still early in its development. City leadership continues to bring in new industry to grow the city and its sports venues. There is land available, but the price is unattainable for our Community Development Block Grant funds. Community Development staff has been speaking with a developer that is interested in building a Low-Income Housing Tax Credit property, and they may have identified land that they can afford to make this a reality. If they develop, the City of Frisco is determined to provide funding to bring affordable housing to the City of Frisco.

The challenges that are low- and moderate-income residents face have caused many discussions to build programs that can assist residents with their housing needs.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

According to HUD’s definition, disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience a given need at a greater rate (10% or more) than the income level.

Housing problems exist when there is the incidence of at least one of the following housing problems: lack of complete kitchen facilities; lack of complete plumbing; overcrowded households (more than 1 person per room, not including bathrooms, porches, foyers, halls, or half-rooms), and cost burden greater than 30% of a household’s income. As seen in the tables in section NA- 10, cost burden is the main housing problem faced by low- and moderate-income Frisco residents, while other housing problems are seen at an incidence of approximately one to two percent of the population at or below area HAMFI.

According to the 2014-2018 ACS, several racial and ethnic groups in Frisco have a poverty rate that is higher than that of the jurisdiction as whole (3.6%). While Asian and White/Non-Hispanic residents experience lower rates of poverty (2.0% and 3.0%, respectively), other groups have a higher rate, including other race (23.9%), Hispanic or Latino (7.5%), American Indian or Alaskan Native (0.0%), and African American (7.8%). Though some disproportionality exists, the housing problems experienced by each racial/ethnic group are closely tied to their income level.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,260	124	208
White	800	38	63
Black / African American	168	0	15
Asian	25	10	44
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	210	25	84

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,960	275	0
White	1,130	140	0
Black / African American	74	70	0
Asian	195	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	483	40	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,960	1,040	0
White	1,705	690	0
Black / African American	275	30	0
Asian	215	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	605	239	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,249	1,390	0
White	829	1,045	0
Black / African American	145	49	0
Asian	50	104	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	190	175	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Discussion**

According to Tables 13-16, a total of 10,466 households in Frisco are at or below 100% HAMFI, representing 6.3% of all households. Of these, 7,429 households (or 70.9%) have one or more of the four severe housing problems. Of that total, 1,260 have an extremely low income (0-30% HAMFI); 1,960 are low income households (earning between 30-50% HAMFI per year); 2,960 are moderate income households (earning between 50-80% HAMFI); and 1,249 households earn 80-100% HAMFI. According to HUD’s definition, disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience a given need at a greater rate (10% or more) than the income level.

In the 0-30% HAMFI income category (Table 13), 79.1% of total households have a severe housing problem compared to Whites at 50.3%; Black/African Americans at 10.6%; Asians at 1.6%; American Indians/Alaska Natives at 0%; Pacific Islanders at 0%; and Hispanics at 13.2%. In this income segment, Whites are disproportionately affected by severe housing problems.

In the 30-50% HAMFI income category (Table 14), 87.7% of households have a severe housing problem compared to 50.6% of Whites; 3.3% of Black/African Americans; 8.7% of Asians; 0% of American Indians/Alaska Natives; 0% of Pacific Islanders; and 21.6% of

Hispanics. In this income segment, Whites and Hispanics are disproportionately affected by severe housing problems.

In the 50-80% HAMFI income category (Table 15), 74% of households have a severe housing problem compared to 42.6% of Whites; 6.9% of Black/African Americans; 5.4% of Asians; 0% of American Indians/Alaska Natives; 0% of Pacific Islanders; and 15.1% of Hispanics. In this income segment, Whites and Hispanics are disproportionately affected by severe housing problems.

Of the households earning 80-100% HAMFI (Table 16), 47.3% of households have a severe housing problem to 31.4% of Whites; 5.5% of Black/African Americans; 1.9% of Asians; 0% of American Indians/Alaska Natives; 0% of Pacific Islanders; and 7.2% of Hispanics. In this income segment, Whites are disproportionately affected by severe housing problems.

As described above, Whites are disproportionately affected by severe housing problems at every income level and Hispanics are disproportionately affected at the 50-80% HAMFI income level.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need.

### Introduction

According to HUD’s definition, disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience a given need at a greater rate (10% or more) than the income level.

Severe housing problems exist when there is the incidence of at least one of the following housing problems: lack of complete kitchen facilities; lack of complete plumbing; overcrowded households (more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms), and cost burden greater than 50% of a household’s income.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,165	225	208
White	760	80	63
Black / African American	168	0	15
Asian	25	10	44
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	155	85	84

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,360	880	0
White	870	395	0
Black / African American	74	70	0
Asian	130	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	235	288	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	910	3,095	0
White	635	1,760	0
Black / African American	59	250	0
Asian	70	205	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	140	700	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	285	2,349	0
White	185	1,689	0
Black / African American	30	159	0
Asian	19	130	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	320	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**Discussion**

This field was left blank intentionally.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need.

### Introduction:

According to HUD’s definition, disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience a given need at a greater rate (10% or more) than the income level.

A household is cost burdened when 30% or more of their gross income is spent on housing costs. Severe cost burden exists when 50% or more of gross income is spent on housing costs.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	34,954	6,438	3,855	210
White	24,450	4,015	2,555	63
Black / African American	2,610	540	344	15
Asian	4,294	605	360	44
American Indian, Alaska Native	140	15	0	0
Pacific Islander	30	0	0	0
Hispanic	2,830	1,035	485	84

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

According to Table 21, in Frisco, approximately three-fourths of all households (77%) spend less than 30% of their income on housing costs. Among this group, American Indian, Alaskan Native (90.3%) and Pacific Islanders (100%) are disproportionately overrepresented.

Fourteen percent of all households spend between 30% and 50% of their income on housing. Among this group, Hispanics (23.3%) are disproportionately affected in this category.

Finally, 8% of all households are severely cost burdened, spending more than 50% of their income on housing. No race is disproportionately affected in this category.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As described above (NA-15), Whites are disproportionately affected by severe housing problems at every income level and Hispanics are disproportionately affected at the 50-80% HAMFI income level.

For housing cost burden (Section NA-25), in Frisco, approximately three-fourths of all households (77%) spend less than 30% of their income on housing costs. Among this group, American Indian, Alaskan Native (90.3%) and Pacific Islanders (100%) are disproportionately overrepresented.

Fourteen percent of all households spend between 30% and 50% of their income on housing. Among this group, Hispanics (23.3%) are disproportionately affected in this category.

Finally, 8% of all households are severely cost burdened, spending more than 50% of their income on housing. No race is disproportionally affected in this category.

**If they have needs not identified above, what are those needs?**

Across all race and ethnic groups, there exists a need for higher income when possible, increased availability of affordable housing, and repairs to alleviate housing problems. Some level of the racial/ethnic disproportionality identified across the various housing problems may be explained by housing tenure, which is the state of owning or renting one's home. As identified previously, a greater overall share of renters (31.5%) experience cost burden than homeowners (11.7%).

According to the 2014-2018 ACS, Non-Hispanic White households comprise 71% of occupied housing units (64% of owner-occupied units and 66% of renter-occupied units). Asian households comprise 17% of all housing units and are equally represented in ownership (19%) and rental (10%). Conversely, other racial/ethnic groups where disproportionality was identified tend to have higher rates of renting versus homeownership. Black/African Americans comprise 8% of all housing units, but they are overrepresented in rental units (12%) and underrepresented in homeownership units (6%). Hispanics comprise 9% of housing units and are also overrepresented in rental units (16%) and underrepresented in homeownership units (6.5%).

Therefore, increased investment in affordable rental housing may address some of the cost burden disproportionality among racial groups. Additionally, increased fair housing education/enforcement and targeted marketing for affordable homeownership programs can help to ensure homeownership opportunities are available to all racial/ethnic groups.

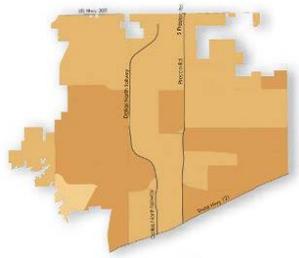
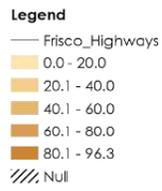
**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

In 1990, white residents composed 80.4% of the population in Frisco. As shown in maps in Figure 8, white residents were evenly distributed in 1990, with many census tracts ranging from 60% to 96.3% white. In 2000, the concentration of white residents remained high (81%), with a minimum of 50% white residents per census tract. However, the white population declined from 2000 to 2010, to 67% of the total. Still, the white population represents a majority in most areas. This was the case everywhere outside portions of downtown Frisco and the northeast, which experience greater diversity. This diversity became even more evident by 2015, though white residents remained predominant in several portions of the City.

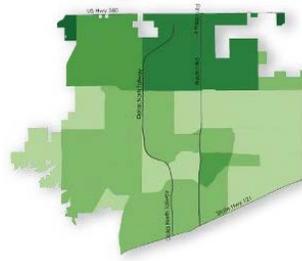
Below are maps from the Analysis of Impediments to Fair Housing published in 2019. These maps provide an idea of racial concentration throughout the City as of 2015.

DRAFT

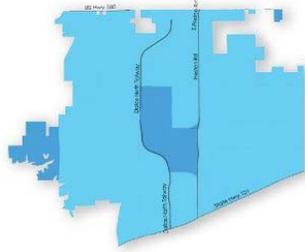
### White



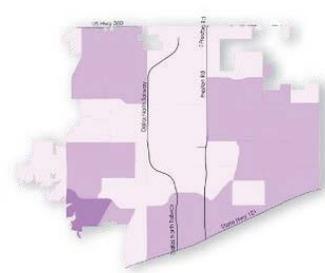
### Black



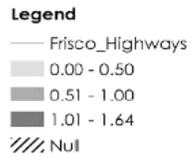
### Hispanic



### Asian or Pacific Islander



### Native American



**Figure 1: Percent of population by census tract for race and ethnicity, City of Frisco**  
Source: City of Frisco Analysis of Impediments to Fair Housing Choice, ACS 2011-2015

## NA-35 Public Housing – 91.205(b)

### Introduction

The Frisco Housing Authority (FHA) is the local public housing agency. FHA currently has 20 units of public housing. FHA does not accept or issue Housing Choice Vouchers (HCV). However, other area housing authorities have issued vouchers which are being used in Frisco.

FHA last opened its waiting list in April 2019, and over 450 people were added to the list.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units' vouchers in use	0	0	20	0	0	0	0	0	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	14,115	0	0	0	0	0
Average length of stay	0	0	10	0	0	0	0	0
Average Household size	0	0	3	0	0	0	0	0
# Homeless at admission	0	0	1	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	6	0	0	0	0	0
# of Disabled Families	0	0	2	0	0	0	0	0
# of Families requesting accessibility features	0	0	20	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	17	0	0	0	0	0	0
Black/African American	0	0	3	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	15	0	0	0	0	0	0
Not Hispanic	0	0	5	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

**Data Source:** PIC (PIH Information Center)

DRAFT

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The Frisco Housing Authority does not have a separate wait list for Accessible units. The need for the City's units would be for ramps to access units and better access to the bathrooms, which are small and narrow.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The most immediate housing needs of Public Housing residents with respect to accessibility issues appear to be for increased accessibility to the units.

In broader terms, these households often need the motivation to seek jobs or improved job skills. In order to seek and obtain better jobs, residents will also need support services, such as access to day care, health care, and transportation to improve their employment situation and prospects.

The current Housing Authority director is seeking a partnership with an area Wi-Fi provider. The addition of Wi-Fi for the residents may assist in closing the gaps that some residents are experiencing, and in light of the pandemic, this will allow students residing in the units to keep up with their classes if they are unable to return to the classroom in the fall.

**How do these needs compare to the housing needs of the population at large**

These needs are like those faced by most low-income households in the City. However, these needs are often exacerbated by having fewer resources and lower income levels than the population at large.

**Discussion**

This section was left blank intentionally.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

Homelessness in Frisco has been steadily growing over the past two years. While our Point-in-Time (PIT) census numbers do not show in great increase, the number of calls city staff receives regarding homeless individuals has increased drastically. Additionally, the Frisco Police Department Community Service division has created a list of known homeless individuals that can be utilized during the PIT count and by staff or outreach workers that may encounter homeless individuals.

Final PIT numbers for the 2020 census have not been released by the Collin County Homeless Coalition as of this writing. Frisco utilized the Counting Us application as requested by the lead agency for the Continuum of Care, so our numbers were not collected on paper, and we therefore do not have access to the final numbers; however, we did interview three (3) unsheltered homeless individuals according to preliminary reports.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The City works to address the needs of the homeless, at risk of becoming homeless and the special needs population. According to the *2018: ACS Five-Year Estimates Subject Table*, the City of Frisco has approximately 8,482 households with one or more persons having a disability. This is approximately 5 percent of the households (United States Census Bureau, 2020).

Many threatened with homelessness are working poor and those that have been unemployed who are in dire need of low-cost housing. Most of the families and homeless individuals are the City's poorest and typically cannot turn to family members for assistance or housing.

The Frisco Independent School District reported 104 self-reporting homeless students (2019). Our homeless service provider for youth serves approximately 3 Frisco residents on average.

We currently have one (1) elderly resident that has been living in their vehicle for more than a year after losing their home. This resident has pets, and there are no shelters in the area that will accept their pet(s). Therefore, this resident is resistant to housing because they do not want to leave their pet(s). City of Frisco Animal Control has been

working with the resident to find a better plan, but as of this writing, the resident remains homeless with no solution.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	1
Black/African American	10	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Other, Multiracial	1	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Ten (10) of the sheltered homeless listed in the table above are from two families. In each case, there is at least one parent and the children. These residents are currently in transitional shelter. Our homeless service provider is working with each family to help them become financially stable and will work with them to graduate them to an attainable level to help them learn finances, budgeting, life skills, and other needs as created in their work plan with their case manager. Taking these steps will help these families take smaller steps and allow them to stabilize before transitioning to unsubsidized housing options.

Currently, city staff is not aware of any homeless veterans.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

As is readily noticeable in the table above, the city’s residents that are most in need of housing to solve their current homelessness, the majority are Black/African American.

We cannot extrapolate any further information from this because we are not familiar with the reason that these individuals/families are homeless.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

While city staff is familiar with unsheltered homeless, there is no pattern to provide. Homelessness in the City of Frisco can affect any of our low- and moderate-income residents. Due to the rising cost of living, particularly housing costs, our low- and moderate-income residents are at higher risk of homelessness based on many factors including the cost of transportation, the availability of living wage jobs in the community, and increasing cost of housing.

**Discussion:**

This field was left blank intentionally.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)**

### **Introduction:**

Certain population groups require supportive services and/or supportive housing, either on a permanent basis, or on a temporary basis. Many special needs populations are very low-income households (below 50% of Median Family Income) because they are not able to work or can only work on a part-time basis. Special population groups include the elderly and frail elderly, the physically and developmentally disabled, severely mentally ill persons, and those with substance abuse issues.

Many disabled individuals rely on Supplemental Security Income (SSI) for financial support. SSI provides income support to persons 65 years and over, the blind, and the disabled. Since many disabled persons have limited income, finding affordable and accessible housing is often a challenge. Even when new affordable rental housing is developed, the rental rates for the housing units are often too high for many disabled persons.

In addition, these persons often require various types of special assistance, program activities to enhance their quality of life, and respite care for their caregivers. Support for municipal programs as well as assistance to not-for-profit organizations is necessary for the implementation of these types of activities.

HUD has identified special needs populations and has provided data on several of these through the data. However, detailed information on some special needs populations is often not available from census or HUD data sources. Where possible, figures from reliable local sources are used to support these analyses.

While the City's resources are not enough to address the needs of all these groups, the City is committed to supporting other entities in their efforts to provide needed resources. The City works closely with organizations that serve the needs of these populations through on-going participation in a wide range of committees and community-based efforts.

Frisco is a growing community and many supportive services and service organizations that exist in other large communities are not yet located in Frisco. Frisco residents have access to services provided in Collin County, Denton County, Dallas and other nearby communities.

### **Describe the characteristics of special needs populations in your community:**

There are approximately 2,063 households (3.7%) of the population living below the poverty line in the City of Frisco (2014-2018 ACS). Rents continue to rise with the addition of market rate multifamily units, new business, and the growing sports teams introduced into the city's economy. This creates momentum for rents to rise in established housing opportunities and prices our extremely low-, low-, and moderate-income residents out of

the city. With the cost of land, it may be years before a new affordable or Low-Income Housing Tax Credit property are introduced to the economy.

There are approximately 6,835 households that include one or more people with a disability (12.2%) according to the 2014-2018 ACS. The Development Services team does a great job to ensure accessibility with new housing; however, our more affordable housing may cause a gap in the accessibility for these families. This is something that can be addressed on a case-by-case basis but may cause some families to not locate to Frisco or seek out alternate housing options.

According to the 2014-2018 ACS, there are approximately 2,881 households (6.5 % families) that have had no one in the home in the workforce within the past 12 months. This may be causing homelessness for these families or they may be doubling up with other residents to remain housed. The City supports many nonprofits in the region that aid; however, with lack of transportation, seeking that assistance may be unattainable for these families.

Of the 55,827 occupied housing units in the City of Frisco, approximately, 6,770 (12.1%) are occupied by residents 65 and older. This population not only are challenged by rising housing costs, potentially, but they are facing hunger, isolation, and growing health concerns as they grow older. City staff is aware of this and partners with the Collin County Committee on Aging in order to provide meals and limited socialization which allows the volunteers to check on the resident and provides case managers to address any concerns that may arise for the senior.

**What are the housing and, supportive service needs of these populations and how are these needs determined?**

As described in the previous section, the supportive services for these populations include affordable housing options, accessibility, job training and financial education, meals and socialization opportunities, and case management for any needs that may arise for the resident.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to AIDSVu, a partnership of Gilead Sciences, Inc. and the Center for AIDS Research at Emory University (Emory University's Rollins School of Public Health), There are approximately 18,800 people living with HIV in the Dallas Eligible Metropolitan Statistical Area (EMSA). This means that nearly 932 of every 100,000 residents of the EMSA are living with HIV. Of those diagnosed, 81.4 percent are male, and 18.6 percent are female. Approximately 42.7 percent of those diagnosed are Black, 25.2 percent are Hispanic, and 26.1 percent are White.

HIV diagnosis from 2014-2018 found that 10.1 percent were young (13-24), 55.4 percent were young adults (25-44), 27.9 percent were middle-aged, and 6.7 percent diagnosed were over the age of 60. For residents diagnosed with HIV/AIDS, approximately 46.8 percent of them are living in poverty, which is in line with the national average of 48.1 percent.

The number of deaths for those with HIV was 202 in 2018.

**Discussion:**

This field was intentionally left blank.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

The **primary objective** of the City’s non-housing community development activities is the provision of a suitable living environment and the provision of services for low- and moderate-income persons. This definition includes a wide range of programs and activities, focusing on housing conditions and infrastructure improvements. The City is fortunate to have the resources to have developed and now maintain a range of public facilities.

### **How were these needs determined?**

Given the age and condition of the City’s Public Facilities, there has been limited need expressed from the public, local officials or City staff for activities involving Public Facilities. One request for a police substation in a neighborhood was made.

### **Describe the jurisdiction’s need for Public Improvements:**

The City has historically been active in developing and maintaining public facilities and public improvements in the City. Because of the overall good condition of Public Facilities and the low level of need for Public Improvements, as well as budget constraints and competing needs, Public Facilities and Public Improvements projects were not originally selected in the last Consolidated Plan. However, a need became known at the Frisco Housing Authority, and the City used Community Development Block Grant (CDBG) funds to replace the water and wastewater lines, as well as rehabilitate the bathrooms in the public housing units.

Our Community Needs Survey did receive comments on the need to complete sidewalk projects in two areas. This information will be passed along to the Development Services Department that oversees these types of public improvements, so that we can work toward addressing other needs identified.

### **How were these needs determined?**

Community needs are determined through discussion with residents, social service providers, responses at public hearings and meetings, and the Community Needs Survey. The City is determined to be more proactive and responsive to the needs of the community by collecting more data.

### **Describe the jurisdiction’s need for Public Services:**

Residents of the City of Frisco utilize offered Public Services. The Public Service cap prevents the city from offering more assistance, so the City of Frisco has created a Social Service Grant taken from General Funds to leverage the CDBG funding and provide more assistance to residents.

### **How were these needs determined?**

Community needs are determined through discussion with residents, social service providers, responses at public hearings and meetings, and the Community Needs Survey. The City is determined to be more proactive and responsive to the needs of the community by collecting more data.

Additionally, the utilization of Public Services far exceeds the use of the Owner-Occupied Housing Rehabilitation program.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Several factors or indicators are used to identify, describe, and analyze the City of Plano's housing market. This section of the ConPlan includes information on the following:

- Household Size and Composition
- Housing Development
- Housing Tenure, Vacancy Rates, Affordability, and Value
- Rental Housing
- Owner Housing
- Physical Condition of Housing Stock
- Public/Assisted Housing

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

According to the 2011-2015 CHAS, there are 47,425 housing units within the City of Frisco, made up of approximately 34,029 owner units and 11,420 rental units. Household size and composition affect the demand for different housing types in a community. Also, the age of housing in a community can have a significant impact in terms of affordability, housing condition, and neighborhood stabilization, while also serving as an indicator of a City’s growth trends. This is a 15 percent increase in owner-occupied housing units since the previous Consolidated Plan (2015). Many key components of a home have a life expectancy of about 20 years, including HVAC systems, roofs, and windows. Plumbing and foundation work are also common projects undertaken in the City’s Owner-Occupied Housing Rehabilitation Program, particularly among homes over 30 years old, which comprise about one-half of the City’s owner units.

For low- and moderate-income households, there appears to be a need for affordable rental and homeowner units, repair of affordable owner-occupied units, and homelessness prevention. Smaller owner units for seniors are also a need, as well as supportive housing for persons with independent living difficulties and accessible units for persons with mobility limitations.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	37,545	79%
1-unit, attached structure	1,105	2%
2-4 units	665	1%
5-19 units	3,895	8%
20 or more units	3,825	8%
Mobile Home, boat, RV, van, etc.	390	1%
<b>Total</b>	<b>47,425</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	30	0%	165	1%
1 bedroom	34	0%	3,540	31%
2 bedrooms	1,360	4%	3,520	31%
3 or more bedrooms	32,605	96%	4,195	37%
<b>Total</b>	<b>34,029</b>	<b>100%</b>	<b>11,420</b>	<b>100%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The Community Development Division offers the Owner-Occupied Housing Rehabilitation program that targets low-to-moderate-income residents ( $\leq 80\%$  HAMFI). This program assists between 4 and 5 homeowners a year. This program utilizes federal funding to provide affordable, healthy, safe, and suitable living.

The Community Development Division offers the Targeted Down Payment Assistance program financed through general funds. The intent of this program was to build the workforce for the City of Frisco (COF), as well as, the Frisco Independent School District (FISD). The City offers COF and FISD employees up to \$10,000 to assist in the purchase of a home within the city limits. This program targets moderate-income participants (typically  $\geq 80\%$  HAMFI).

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The City of Frisco is not aware of any units expected to be lost from the affordable housing inventory for any reason during this Consolidated Plan.

**Does the availability of housing units meet the needs of the population?**

According to the data, the City of Frisco has a high incidence of affordability issues both with owner-occupied and renter-occupied units.

According to Tables 13-16, a total of 10,466 households in Frisco are at or below 100% HAMFI, representing 6.3% of all households. Of these, 7,429 households (or 70.9%) have one or more of the four severe housing problems. Of that total, 1,260 have an extremely low income (0-30% HAMFI); 1,960 are low income households (earning between 30-50% HAMFI per year); 2,960 are moderate income households (earning between 50-80% HAMFI); and 1,249 households earn 80-100% HAMFI. According to HUD's definition, disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience a given need at a greater rate (10% or more) than the income level.

In the 0-30% HAMFI income category (Table 13), 79.1% of total households have a severe housing problem compared to Whites at 50.3%; Black/African Americans at 10.6%; Asians at 1.6%; American Indians/Alaska Natives at 0%; Pacific Islanders at 0%; and Hispanics at 13.2%. In this income segment, Whites are disproportionately affected by severe housing problems.

In the 30-50% HAMFI income category (Table 14), 87.7% of households have a severe housing problem compared to 50.6% of Whites; 3.3% of Black/African Americans; 8.7% of Asians; 0% of American Indians/Alaska Natives; 0% of Pacific Islanders; and 21.6% of

Hispanics. In this income segment, Whites and Hispanics are disproportionately affected by severe housing problems.

In the 50-80% HAMFI income category (Table 15), 74% of households have a severe housing problem compared to 42.6% of Whites; 6.9% of Black/African Americans; 5.4% of Asians; 0% of American Indians/Alaska Natives; 0% of Pacific Islanders; and 15.1% of Hispanics. In this income segment, Whites and Hispanics are disproportionately affected by severe housing problems.

Of the households earning 80-100% HAMFI (Table 16), 47.3% of households have a severe housing problem to 31.4% of Whites; 5.5% of Black/African Americans; 1.9% of Asians; 0% of American Indians/Alaska Natives; 0% of Pacific Islanders; and 7.2% of Hispanics. In this income segment, Whites are disproportionately affected by severe housing problems.

As described above, Whites are disproportionately affected by severe housing problems at every income level and Hispanics are disproportionately affected at the 50-80% HAMFI income level.

**Describe the need for specific types of housing:**

The City lacks enough affordable housing units both in single-family, multifamily, and the types of housing and size need to remain diverse.

**Discussion**

This section was intentionally left blank.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

A basic principle of housing is that there should be a variety of housing choice and opportunity for residents. This housing choice and resident needs will vary because of employment mix, household incomes, age of the population, and personal preference. However, housing markets and labor markets are inextricably linked, and the level of affordable housing demand is largely a function of job growth and retention. Employment growth will occur through the retention and expansion of existing firms, and new economic growth will result from start-ups, spin-offs, and relocations. Population growth follows job growth and the demand for housing will be influenced by the location, type, and wage levels of the region.

The affordability component of housing demand, however, is based upon local wages and salaries that are translated into household incomes. Therefore, the availability of an existing supply of various housing types and price levels must be maintained to meet the housing demand of the variety of occupations that comprise the local economic base.

According to the City's 2019 Development Activity Report, the city has 72,590 units comprised of 52,648 single-family units and 18,471 multifamily units. At the average of 2.96 per family, the city currently needs 65,280 units. There is currently a 7.8 percent vacancy rate on existing units (5,662 units). However, growth is approximately 5.5 percent each year (10,055 individuals). At this growth rate, 3,400 units would need to be developed each year to maintain equilibrium on the supply/demand needs of the city. In 2019, the city permitted 2,083 single-family units and four (4) multifamily projects.

### Cost of Housing

	Base Year: 2011	Most Recent Year: 2018	% Change
Median Home Value	248,000	438,100	77%
Median Contract Rent	958	1,441	50%

**Table 28 – Cost of Housing**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	563	4.9%
\$500-999	4,274	37.5%
\$1,000-1,499	3,919	34.4%
\$1,500-1,999	1,765	15.5%
\$2,000 or more	894	7.8%
<b>Total</b>	<b>11,415</b>	<b>100.0%</b>

**Table 29 - Rent Paid**

Data Source: 2011-2015 ACS

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	214	No Data
50% HAMFI	484	347
80% HAMFI	3,469	1,746
100% HAMFI	No Data	3,769
<b>Total</b>	<b>4,167</b>	<b>5,862</b>

**Table 30 – Housing Affordability**

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	957	1,093	1,314	1,727	2,262
High HOME Rent	957	1,031	1,239	1,424	1,569
Low HOME Rent	755	808	970	1,120	1,250

**Table 31 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

According to the 2019 Development Activity Report, the City currently has an adequate number of units to meet demand; however, this does not take into account the information provided in the Needs Assessment section of this report that indicates that the number of affordable housing is not adequate to meet the needs of or low- and moderate-income residents.

### How is affordability of housing likely to change considering changes to home values and/or rents?

According to the Table 33 above, the average house price in 2015 was \$277,600 (based on 2011 ACS). The 2019 Development Activity Report indicates that the average house price is now \$442,606 and the median price is \$400,917. The reliance on the market to address housing affordability is not one that the Community Development Division cannot rely on to meet the needs of residents in the low- and moderate-income levels. We anticipate housing prices and rents to continue to rise over the next five years.

## **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The HOME rent data show significant differences between the HOME rent limits and the Fair Market Rents, indicating that the HOME rents are low and thus property owners are not likely to accept the HOME limits. It is clear that the City must do what it can to 1) preserve and expand the supply of affordable housing, both rental and owner, 2) to assist very low, low, and moderate income owners/occupants in bringing their homes up to an acceptable standard, and 3) to enhance neighborhoods, especially older ones, within the City.

### **Discussion**

The City of Frisco, like other entitlement cities is required to address the broadband needs of housing occupied by low- and moderate-income households. According to the 2014-2018 ACS, 96.9 percent of households in the City of Frisco have access to broadband. This availability exceeds the State of Texas whose availability is 79.3 percent of households. During the pandemic, the City of Frisco reached out to the Frisco Independent School District (FISD) regarding the availability of internet for students in our CDBG-eligible census areas. The FISD representative indicated that the students of FISD had access to wireless services through their “Drive-Up Wifi” program offered at 14 of the local schools if they did not have access at home. These entry points are accessible 24 hours a day, 7 days per week, and located throughout the community and at the Title I schools in the district.

Frisco has historically been prone to various natural hazard events including flooding, heavy rain and thunderstorms, tornadoes, drought, and others. The potential impacts of climate change - including an increase in prolonged periods of excessively high temperatures, more heavy precipitation, more severe droughts—are often most significant for vulnerable communities. By the middle of the century, the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms and an increased risk of catastrophic floods.

Frisco has a multi-hazard mitigation plan known as the Frisco Hazard Mitigation Plan. This document is part of the larger Emergency Management Plan is a comprehensive plan for disaster resiliency and identifies natural hazards and risks within the city. The plan lays out the City’s hazard mitigation strategy to make Frisco less vulnerable and more disaster resistant addressing various phases such as hazard mitigation, emergency preparedness, disaster response, and disaster recovery. Efforts to incorporate smart growth initiatives into the approved Hazard Mitigation Plan and long-term community development planning activities will help address gaps and improve resiliency to natural disasters.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

Since the year 2000, 63,153 units (87 percent) of housing have been developed in the City. This section will describe the general characteristics of the cost of housing based on HUD-provided ACS and CHAS data. However, due to rapid changes in Frisco's housing market, Table 30 has been supplemented with more recent ACS data as follows: Median home value from the 2015 Consolidated Plan (\$248,00) to 2018 (\$438,100) increased 77% and median contract rent increased 61% in the same period, from \$897 to \$1,441.

### Definitions

Substandard condition refers to a dwelling unit that does not meet acceptable conditions per the City's Building Code and is structurally in need of significant renovation or rehabilitation, or in worst cases, demolition/condemnation. Substandard condition but suitable for rehabilitation means a structure is in poor condition and may have one or more housing code violations, however it is financially and physically feasible to rehabilitate it and return it to a condition that satisfies City code. This definition does not include units that require only minor cosmetic work or maintenance work.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,325	19%	4,235	37%
With two selected Conditions	35	0%	265	2%
With three selected Conditions	0	0%	10	0%
With four selected Conditions	0	0%	15	0%
No selected Conditions	27,680	81%	6,885	60%
<b>Total</b>	<b>34,040</b>	<b>100%</b>	<b>11,410</b>	<b>99%</b>

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	24,255	71%	6,755	59%
1980-1999	8,930	26%	3,760	33%
1950-1979	760	2%	805	7%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	83	0%	95	1%
<b>Total</b>	<b>34,028</b>	<b>99%</b>	<b>11,415</b>	<b>100%</b>

**Table 33 – Year Unit Built**

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	843	2%	900	8%
Housing Units build before 1980 with children present	11,055	32%	9,330	82%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 35 - Vacant Units**

### Need for Owner and Rental Rehabilitation

The City’s Community Development Block Grant (CDBG) funds have been used during the past five years to provide Owner-Occupied Housing Rehabilitation; however, this is not the most successful program we have. The City typically completes between four (4) and five (5) rehabilitation projects each year. Despite multiple marketing efforts and a partnership with the Code Compliance division, we encounter numerous issues to provide services to residents of Frisco.

There appears to be a need for Renter-Occupied Housing Rehabilitation; however, the City is unprepared to create a program currently. There are many policies and program facets that must be considered before implementing a program like this to protect the renter. These include rent protections and deed restrictions we are unprepared to take on in the immediate.

### Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

According to Table 39, there are approximately 11,898 owner-occupied units in the City that may pose a risk of lead-based paint exposure. 11,055 of those units (93 percent) have children. City staff encounters very few homeowners seeking rehabilitation services that have a lead-based paint hazard. For those homeowners that seek rehabilitation services, lead-based paint testing is required before the city will undertake the rehabilitation. If lead-based paint is encountered, the homeowner is required to allow remediation of the lead-based paint as part of the rehabilitation process. If the homeowner does not allow remediation of lead-based paint, they are ineligible for any housing rehabilitation assistance from CDBG-funded projects.

According to Table 39, there are approximately 10,230 renter-occupied units with potential lead-based paint. Since the city does not provide a renter-occupied housing rehabilitation program, these units are typically not encountered by city staff during an intake.

Based on the information found in the Needs Assessment, it is highly probable that many of these units are occupied by our low-and moderate-income residents. The City estimates that there are approximately 600 units that have lead-based paint hazards.

### **Discussion**

This field was left blank intentionally.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Frisco Housing Authority (FHA) was created as a housing authority under the Texas Local Government Code. The FHA is overseen by a board of five Commissioners (four at large citizen appointments and 1 housing authority resident commissioner). The FHA Board is responsible for ownership, maintenance, operation and legal compliance of the existing inventory of federally funded low-rent public housing in the City of Frisco, which includes 20 public housing units in Frisco.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			20						
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

The Frisco Housing Authority has 20 units of public housing. The unit count has not changed in decades.

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The 20 units of public housing were constructed in the 1960s and consist of 2 one bedroom, 8 two bedrooms, and 10 three-bedroom units. They are typical of the housing construction of the period in layout and design and have only one bathroom. Heating and air conditioning systems have been updated and dishwashers added to each unit and plumbing, cabinets, appliances, flooring and other improvements and updates have been or are being made. The units are in good condition, but are dated due to age, layout, and size.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 37 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The public housing in Frisco needs to continue efforts to replace and modernize units. As noted in the description above, many upgrades and improvements have been made to these older units. The units are in good condition, but are dated due to age, layout, and size. The Authority will continue to update units to keep them in excellent condition.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The Housing Authority brings as many opportunities to its residents as possible, including information about job fairs, job postings, training opportunities, and places to obtain assistance with matters ranging from utility bill payment to social services.

Currently, the Housing Authority is exploring the idea of providing Wi-Fi to all residents. Amid COVID-19, residents of the Housing Authority may have been at home caring for their young children, are seeking job opportunities, or completing education programs. Any of these needs may require utilization of web-based programs and applications and allow the resident the ability to improving their income potential.

**Discussion:**

This field was left blank intentionally.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The City, working with the Continuum of Care, Collin County Homeless Coalition, Denton County Homeless Coalition, and other agencies and organizations in the area, provide a range of housing assistance for the homeless. There are no shelters for homeless persons in the City of Frisco.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 38 - Facilities and Housing Targeted to Homeless Households**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The City of Frisco, the Collin County Homeless Coalition, the Denton County Homeless Coalition, and the Metro Dallas Homeless Alliance (Continuum of Care) continue to coordinate, identify and meet the needs of the homeless. This entails the coordinated delivery of a range of services to homeless individuals and families.

Though the City has no homeless shelters, assistance is provided to area organizations, such as CITY House (transitional housing), Samaritan Inn (services and emergency financial assistance), Frisco Family Services Center (services), Hope's Door (victims of domestic violence), The Family Place (victims of domestic violence), and Texas Muslim Women's Foundation (victims of domestic violence). City staff members are active in the Collin County Homeless Coalition, the Denton County Homeless Coalition, and the Metro Dallas Homeless Alliance.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

As noted, the City does not have any shelters or housing for the homeless but does work closely with the organizations noted in the preceding response. The City provides funding to some of these entities which provide services to homeless persons and those at risk of homelessness in Frisco.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

One of the City's goals has been to improve the lives of the City's special needs population. However, the City in the face of rapid growth the City had the opportunity to develop only limited facilities and services to assist persons and families with special needs.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

It is anticipated that over the next five years there will continue to be economic difficulties, ongoing housing affordability issues and possible reductions in the funding of community assistance programs at the state and federal levels. Thus, the City is making a concerted effort to identify those populations that are most at risk and/or in need of assistance with housing and basic services.

As noted in the Needs Assessment section, these groups and their needs are:

#### The Elderly and Frail Elderly

The elderly, 65 and over, represents 12,773 (7.7 percent) of the total population in City of Frisco in the 2018 ACS. Approximately, 3,317 (26 percent) of this population have one or more disabilities, and 4,309 are over the age of 75 (2.6 percent of the population).

The elderly, especially in very low-income households, face housing difficulties based upon their particular housing needs (size of units, and types of fixtures and amenities), and on the basis of the cost burden they bear for housing and the fact that most are limited by fixed incomes. The frail elderly, those 75 and over, may need additional assistance to live independently and have additional requirements for their housing, such as elevators, grab bars in the bathroom, and special types of kitchen and bathroom fixtures. Both segments of this population may have difficulty with transportation to services and activities, as well as a need for meal preparation and housekeeping assistance.

#### Persons with Disabilities

The 2018 figures for disability indicate that 5.1 percent of the City's population has some disability. This represents 8,482 persons (increase of 1,773 individuals).

#### The Developmentally Disabled

The Association for Retarded Citizens (ARC) indicates that the base definition of developmentally disabled is an IQ score less than 70. ARC indicates that the nationally accepted percentage of the

population that can be categorized as developmentally disabled is one to three percent of the population. By this calculation, there are an estimated 2,478 developmentally disabled persons in Frisco.

The preferred housing options for the developmentally disabled are those that present a choice and integrate them into the community. This includes supervised apartments, supported living, skilled development homes, and family care homes.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The City itself currently does not have a discharge program. The topic is one of concern, and the City participates in the policy created by the Metro Dallas Homeless Alliance of which the City of Frisco is a member.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City is actively pursuing several activities to address the housing and supportive service needs of persons who are not homeless but have other special needs. In particular, the City will use funds to support programs for the elderly, disabled persons, abused children, and victims of domestic violence. These activities include:

1. Homeless Prevention Programs
2. Owner-Occupied Housing Rehabilitation
3. Meals on Wheels Support for Meal-Delivery Services
4. Provision of Public Service Funding for Abused Children and/or Survivors of Domestic Violence

Not all these programs can be funded by Community Development Block Grant funding due to the cap on Public Services. Therefore, the City of Frisco typically provides additional funding to leverage CDBG funding and aid more residents.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Answered directly above.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Frisco does not limit growth. Through vehicles such as zoning ordinances, subdivision controls, permit systems, and housing codes and standards, the City has attempted to ensure the health, safety, and quality of life of its residents while minimizing the barriers that may impede the development of affordable housing.

The most important impediment to affordable housing revolves around the lack of Federal and State resources for affordable housing initiatives. The lack of programs and resources to reduce excessive rent or mortgage burdens to qualified persons is a key factor

Another barrier to affordable housing in Frisco is the high cost of housing created by a demand for housing, both existing and new, which exceeds the current supply. Frisco is perceived as a desirable place to live and has experienced growth in terms of both businesses that wish to operate there and in terms of people who wish to reside there. Despite the recent downturn in the housing market nationally, housing prices, both purchase and rental, remain relatively high, especially for lower income households.

In addition, the cost of site acquisition is very high, and development costs are also very high. These facts make Frisco housing construction expensive and put affordable housing out of the reach of low-income households. Also, developers have mentioned zoning restrictions, high land costs and a lengthy permitting process as barriers for affordable housing development

The Housing Needs Assessment also identified stringent criteria in the mortgage origination process due to the foreclosure crisis, which also is outside the scope and control of City policy. In some instances, issues revolving around personal finances (lack of down payment, credit history, employment history) affect the availability of affordable housing for Frisco residents.

The City recognizes that land costs, carrying fees and development fees often make affordable housing development economically infeasible. As such, the City waives all permit fees for non-profit developers and has been active in purchasing and donating lots to developers. The City hopes that these activities will spur affordable housing development by removing barriers to affordable housing development.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The non-housing community development section provides a brief summary of Frisco’s priority non-housing community development needs that are eligible for assistance under the CDBG program. This section of the plan provides Frisco’s specific community development objectives, developed in accordance with the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	487	186	1	0	0
Arts, Entertainment, Accommodations	6,699	9,043	10	20	10
Construction	2,544	2,348	4	5	1
Education and Health Care Services	8,288	6,970	13	15	3
Finance, Insurance, and Real Estate	8,509	3,129	13	7	-6
Information	3,146	1,330	5	3	-2
Manufacturing	3,886	546	6	1	-5
Other Services	1,822	1,819	3	4	1
Professional, Scientific, Management Services	10,952	5,240	17	11	-5
Public Administration	0	0	0	0	0
Retail Trade	7,365	9,807	11	21	10
Transportation and Warehousing	1,842	308	3	1	-2
Wholesale Trade	5,131	2,580	8	6	-2
Total	60,671	43,306	--	--	--

**Table 39 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	72,752
Civilian Employed Population 16 years and over	69,665
Unemployment Rate	4.25
Unemployment Rate for Ages 16-24	12.43
Unemployment Rate for Ages 25-65	2.85

**Table 40 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	29,535
Farming, fisheries and forestry occupations	2,585
Service	4,010
Sales and office	17,760
Construction, extraction, maintenance and repair	2,460
Production, transportation and material moving	1,975

**Table 41 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	31,445	51%
30-59 Minutes	24,965	40%
60 or More Minutes	5,275	9%
<b>Total</b>	<b>61,685</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,780	25	785

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	5,320	375	1,885
Some college or Associate's degree	15,200	775	3,090
Bachelor's degree or higher	38,275	955	6,515

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	389	150	245	679	535
9th to 12th grade, no diploma	1,140	469	384	650	380
High school graduate, GED, or alternative	1,955	1,445	2,210	3,930	2,090
Some college, no degree	3,530	2,610	5,120	6,110	1,840
Associate's degree	305	784	1,915	2,565	387
Bachelor's degree	975	7,010	12,925	11,330	2,710
Graduate or professional degree	30	2,455	7,055	5,070	1,570

**Table 44 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	79,598
High school graduate (includes equivalency)	130,444
Some college or Associate's degree	158,577
Bachelor's degree	236,735
Graduate or professional degree	286,986

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Based on the data provided in Table 45, the major employment sectors in Frisco include Professional, Scientific, Management Services (10,952), Finance, Insurance and Real Estate (8,509), and Education and Health Care Services (8,288)

**Describe the workforce and infrastructure needs of the business community:**

A key workforce and infrastructure need in Frisco and throughout Collin County is ensuring that employees can get to their places of employment. Frisco does not have public transportation. This creates a barrier for people who live and/or work in Frisco.

Transportation cost is also an important factor. Frisco's North Platinum Corridor, and business corridor, home to thousands of primary and secondary jobs, is mainly accessible via the Dallas North Tollway.

Several dollars per day in tolls may add a significant cost to commute, especially for low income workers. Forty-nine (49) percent of Frisco workers that commute outside the city for work have a commute greater than 30 minutes.

Housing affordability also affects the business community and intersects with transportation needs. Housing costs in Frisco may be out of reach for many service industry workers. A person would need to earn at least \$23/hr. to afford HUD Fair Market Rent for a one-bedroom unit (\$1,180) without being cost burdened. Many low- and moderate-income households who work in Plano may be left with the choice to either pay a high share of their income toward housing, or live in a more affordable area, but significantly increase their transportation cost and commute times.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Several trends may have an economic impact including continued growth, introduction of the new Professional Golfer's Association (PGA) headquarters and revitalization of the downtown area.

The PGA has broken ground on their 187,000 square foot facility and their new golf course. This project will bring an estimated 100 jobs to the City of Frisco between the resort, PGA headquarters, and residual needs associated with the golf course. While job offerings are anticipated across the spectrum from low-paying to high-paying positions, the Community Development staff does not feel these jobs will have a significant impact on the low- and moderate-income households in terms of earnings; however, the new homes and tourism that will follow the PGA installation may have a significant affect on the cost of housing in the area that could be potentially devastating for already rising costs.

The City has been discussing the improvement of the downtown area for some time. In 2018, the City published a plan which included a mini market analysis. The City expects that five industries have the potential to flourish in downtown Frisco including:

- Furniture and home furnishings
- Apparel, apparel accessories, and apparel services
- Restaurants/dining out
- Toys, games, arts, crafts
- Musical instruments and accessories (sales and rentals)

Based on these estimates, the analysis indicated a belief that downtown Frisco can support roughly 115,000-130,000 square feet of new retail space within the next five years, plus an additional 70,000 square feet by 2034, when the city's population is expected to reach 362,500.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

A review of the top three industries versus the availability of residents in those industries: Professional, Scientific, Management Services, Finance, Insurance, and Real Estate, and Education and Health Care Services, it is evident that the number of residents in these industries exceeds the number of jobs available for these industries within the city. Therefore, our workforce must commute to areas outside the city to find employment. Those residents that are currently unemployed may find it difficult to align their skills with available positions in the city particularly since approximately 59 percent of the workforce is commuting outside of the city for work.

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Funded through the Texas Workforce Commission, the Skills Development Fund is a grant program available to businesses in financing the design and implementation of local customized training opportunities. In addition, Collin College has a campus in Frisco and provides many training opportunities from nursing to technology.

Recently, Collin College announced that new four-year programs will be offered on their Frisco campus, particularly in the healthcare field. This will help to align residents to educationally align with industry in the city; however, there remains an overabundance of employable residents for the jobs here in the city, and the workforce will continue to commute to surrounding communities to obtain employment.

The University of North Texas has recently instituted a new campus in Frisco. Their undergraduate programs offered are geared toward many opportunities in the region. The graduate degree plans are aligned with current employment trends in the immediate region.

These opportunities provide residents of the City of Frisco the opportunity to learn new skills, enhance skills, or reeducate themselves to align with the changing workforce. The college and university campuses within the city provide more affordable opportunities for those who cannot afford the commute time to other cities to pursue higher education.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The coordination between the Consolidated Plan and the Economic Development Corporation (EDC) initiatives include EDC's fourth goal of enhancing labor skills through training programs. This goal includes low-moderate income citizens. Due to the small allocation of CDBG funds, specific CDBG activities will not be funded, but referrals will be given to the EDC's employment training programs.

**Discussion**

This field left blank intentionally.

## MA-50 Needs and Market Analysis Discussion

### Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Concentration is the close gathering of people with attributes that are similar. In this case, the question is whether residents encountering housing with problems are near each other. The answer to that question is yes. The City has several CDBG-eligible census tracts and block groups. Many of these eligible areas are concentrated through the south-central portion of the city as shown in Figure 2. Not only do these households face multiple housing problems, but they are also our low- and moderate-income residents, for the most part.

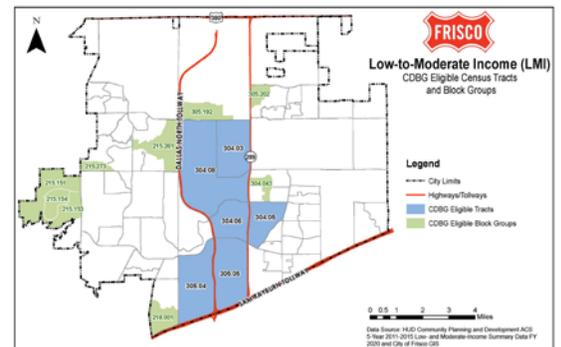


Figure 2: CDBG-Eligible Areas

### Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Concentration is the close gathering of people with attributes that are similar. As shown in Figure 1, there is concentration of Black/African American residents in the north, Hispanic residents in the central and far west, while Asians and Pacific Islanders are less concentrated in areas overall, there is a small elevation in concentration in the southwest, and Native Americans while less concentrated, also have two pockets within the city where there are higher concentrations in the south-central and southeastern portion of the city.

### What are the characteristics of the market in these areas/neighborhoods?

The northern portion of the city is less densely populated and is more residential. This area also abuts the City of McKinney. The central and south-central portions of the city include the downtown area. This area includes several small businesses, is close to city facilities, such as the municipal court and municipal center which houses the library. The southeastern portion of the city is home to the Stonebriar Mall where there are many employment opportunities in retail and service industry companies, far western portion of the city includes residential, green space, and is adjacent to many water features. This area is more walkable than other areas in the city.

### Are there any community assets in these areas/neighborhoods?

The assets were described as a part of the area characteristics in the question directly above.

### Are there other strategic opportunities in any of these areas?

At this time, most of these areas are built out and very little change is on the horizon for the areas, at this writing other than the downtown master plan that is currently in discussion.

For the Community Development Division (CDD), there are several strategic opportunities to address housing problems. The City has sent out several mailings regarding the Owner-Occupied Housing Rehabilitation program to garner interest in improving housing stock in the south-central portion of the city (adjacent to downtown). However, we have received very little interest from the residents in these areas. The CDD staff plan to implement significant changes to the Owner-Occupied Housing Rehabilitation program over the next couple of years to potentially draw more interest from the residents in these areas.

Also, CDD staff would like to work toward building a reconstruction program to partner with the Habitat for Humanity of Collin County and other developers to aid homeowners whose property has surpassed feasibility for our Owner-Occupied Housing Rehabilitation program. Staff believes that the introduction of this program, will provide residents a respite from further decay of their homes, and in some cases change the trajectory for families.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

The City of Frisco did not have a geographic area plan in the most recent Consolidated Plan; however, Community Development Division staff feel that the introduction of a beautification program to the offered assistance may have a great impact on the downtown and adjacent areas as it relates to homes. This program would be available to homeowners and renters in the census tracts with the highest incidence of housing problems and residents in those CDBG-eligible census tracts.

This program would include things such as fences, exterior updates to homes, and lead-based paint remediation. The Owner-Occupied Housing Rehabilitation program that is available to income-qualified residents could be coupled with this program to provide additional rehabilitation of the residence, as well.

**Table 46 - Geographic Priority Areas**

1	<b>Area Name:</b>	CT 304.03
	<b>Area Type:</b>	Low-Mod Area
	<b>Other Target Area Description:</b>	Low- and Moderate-Income Residents
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	35.8
	<b>Revital Type:</b>	Beautification
	<b>Other Revital Description:</b>	Home-Owner Occupied Rehabilitation
	<b>Identify the neighborhood boundaries for this target area.</b>	North – Eldorado Parkway, South – Main Street, East – Preston Road, West – Frisco Street
	<b>Include specific housing and commercial characteristics of this target area.</b>	Low-moderate income housing / Downtown area
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	These were not identified in either the citizen participation process or the consultation process.
	<b>Identify the needs in this target area.</b>	These homes tend to be most in need of revitalization. Several homes in this area need reconstruction.
	<b>What are the opportunities for improvement in this target area?</b>	There several homes that could use beautification to address lack of maintenance and repair.

	<b>Are there barriers to improvement in this target area?</b>	Yes, there are deed restrictions on this older home stock. The Community Development Division has been advised that we cannot reconstruct homes in this area due to deed restrictions.
<b>2</b>	<b>Area Name:</b>	CT 304.08
	<b>Area Type:</b>	Low-Mod Area
	<b>Other Target Area Description:</b>	Low- and Moderate-Income Residents
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	38.8
	<b>Revital Type:</b>	Beautification
	<b>Other Revital Description:</b>	Home-Owner Occupied Rehabilitation
	<b>Identify the neighborhood boundaries for this target area.</b>	North – Eldorado Parkway, South – Rolater Road, East – Frisco Street and Preston Road, West – Dallas North Tollway
	<b>Include specific housing and commercial characteristics of this target area.</b>	Low-moderate income housing / Downtown area
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	These were not identified in either the citizen participation process or the consultation process.
	<b>Identify the needs in this target area.</b>	These homes tend to be most in need of revitalization. Several homes in this area need reconstruction, but this area is quickly gentrifying.
	<b>What are the opportunities for improvement in this target area?</b>	There several homes that could use beautification to address lack of maintenance and repair.
	<b>Are there barriers to improvement in this target area?</b>	Yes, there are deed restrictions on this older home stock. The Community Development Division has been advised that we cannot reconstruct homes in this area due to deed restrictions.
<b>3</b>	<b>Area Name:</b>	CT 304.05
	<b>Area Type:</b>	Low-Mod Area
	<b>Other Target Area Description:</b>	Low- and Moderate-Income Residents
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	32.2

	<b>Revital Type:</b>	Beautification
	<b>Other Revital Description:</b>	Home-Owner Occupied Rehabilitation
	<b>Identify the neighborhood boundaries for this target area.</b>	North – Rolater Road, South – Lebanon Road, East – Ohio Drive, West – Preston Road
	<b>Include specific housing and commercial characteristics of this target area.</b>	Low-moderate income housing / Mobile Home Park
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	These were not identified in either the citizen participation process or the consultation process.
	<b>Identify the needs in this target area.</b>	This is the mobile home park. There are many opportunities for beautification and potential to construct affordable housing in this area.
	<b>What are the opportunities for improvement in this target area?</b>	There several homes that could use beautification to address lack of maintenance and repair. Additionally, the potential to partner with an affordable housing developer could replace 1:1 unit.
	<b>Are there barriers to improvement in this target area?</b>	Yes, in some instances, many of the occupiers may not own the land where their mobile home sits. Additionally, as the mobile home park is built out today, there may be concerns regarding public improvements, walkability, and setbacks.
<b>4</b>	<b>Area Name:</b>	CT 305.05
	<b>Area Type:</b>	Low-Mod Area
	<b>Other Target Area Description:</b>	Low- and Moderate-Income Residents
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	36.4
	<b>Revital Type:</b>	Beautification
	<b>Other Revital Description:</b>	Home-Owner Occupied Rehabilitation
	<b>Identify the neighborhood boundaries for this target area.</b>	North – Lebanon Road, South – Sam Rayburn Tollway, East – Preston Road, West – Dallas North Tollway
	<b>Include specific housing and commercial characteristics of this target area.</b>	Low-moderate income housing

	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	These were not identified in either the citizen participation process or the consultation process.
	<b>Identify the needs in this target area.</b>	These homes may need beautification or homeowner-occupied housing rehabilitation. There may be some potential to reconstruct homes on a case-by-case basis.
	<b>What are the opportunities for improvement in this target area?</b>	There several homes that could use beautification to address lack of maintenance and repair.
	<b>Are there barriers to improvement in this target area?</b>	No.
5	<b>Area Name:</b>	CT 305.04
	<b>Area Type:</b>	Low-Mod Area
	<b>Other Target Area Description:</b>	Low- and Moderate-Income Residents
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	32.1
	<b>Revital Type:</b>	Beautification
	<b>Other Revital Description:</b>	Home-Owner Occupied Rehabilitation
	<b>Identify the neighborhood boundaries for this target area.</b>	North – Warren Parkway, South – Sam Rayburn Tollway, East – Dallas North Tollway, West – Legacy Drive
	<b>Include specific housing and commercial characteristics of this target area.</b>	Low-moderate income housing
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	These were not identified in either the citizen participation process or the consultation process.
	<b>Identify the needs in this target area.</b>	Some of homes tend to be most in need of revitalization.
	<b>What are the opportunities for improvement in this target area?</b>	There several homes that could use beautification to address lack of maintenance and repair.
	<b>Are there barriers to improvement in this target area?</b>	No.

## **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Frisco is an exception community. Therefore, we not have to meet the typical 51% or greater to address areas of concern. Instead, we must meet the exception threshold set by the U.S. Department of Housing and Urban Development, which is 23.88 percent as of this writing. This threshold is subject to change each planning year and is reevaluated during the Annual Action Plan process. As noted above, these areas emerged in the course of examining the data. The Citizen Participation efforts made by the city garners very little response from our low- and moderate-income residents. Residents that do provide feedback tend to concentrate on their area specifically and provide little insight into neighborhoods that may need more assistance than others.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

The following table lists the anticipated priorities over the next five years.

**Table 47 – Priority Needs Summary**

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Low- and moderate-income residents
	<b>Associated Goals</b>	Owner-occupied housing rehabilitation Area Beautification Plans Program Administration
	<b>Description</b>	Affordable Housing, Homeless Prevention
	<b>Basis for Relative Priority</b>	Significant Need based upon data
	<b>2</b>	<b>Priority Need Name</b>
<b>Priority Level</b>		Moderate
<b>Population</b>		Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth
<b>Geographic Areas Affected</b>		Citywide

	<b>Associated Goals</b>	Homeless Support Homeless Prevention Program Administration	
	<b>Description</b>	Homeless Prevention, Emergency Shelter, Homeless Services, Transitional Shelter Services	
	<b>Basis for Relative Priority</b>	Relatively low need based on data and citizen input	
<b>3</b>	<b>Priority Need Name</b>	Public Service Programs	
	<b>Priority Level</b>	High	
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development	
	<b>Geographic Areas Affected</b>	Low- and moderate-income residents	
	<b>Associated Goals</b>	Public Service Programs Program Administration	
	<b>Description</b>	Programs for low/mod residents, especially the elderly, disabled persons, and youth	
	<b>Basis for Relative Priority</b>	Significant Need based upon data and citizen input	
	<b>4</b>	<b>Priority Need Name</b>	Public Improvements and Infrastructure
		<b>Priority Level</b>	Low
<b>Population</b>		Extremely Low Low Non-housing Community Development	

	<b>Geographic Areas Affected</b>	Geographic areas identified in Table 2 (CT 304.03, 304.05, 304.06, 304.08, 305.04, and 305.05)
	<b>Associated Goals</b>	Public Improvements and Infrastructure Program Administration
	<b>Description</b>	Public Improvements, such as streets, sidewalks, drainage systems, and ADA improvements
	<b>Basis for Relative Priority</b>	Low Need based upon data and public input.
5	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- and moderate-income residents
	<b>Associated Goals</b>	Public Facilities Program Administration
	<b>Description</b>	Public facilities such as parks, community centers
	<b>Basis for Relative Priority</b>	Significant Need based upon data and public input.
6	<b>Priority Need Name</b>	Fair Housing
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- and moderate-income residents Citywide Specific areas as identified in Table 52

<b>Associated Goals</b>	Fair Housing Program Administration
<b>Description</b>	Fair Housing Programs and Support
<b>Basis for Relative Priority</b>	Significant Need based upon data and public input.

**Narrative (Optional)**

The needs in target areas, as well as the community at-large are numerous and varied. The principal needs are: 1) Affordable Housing, 2) Homeless Activities, 3) Public Service Programs, 4) Public Improvements and Infrastructure, 5) Public Facilities, and 6) Fair Housing.

The City believes that rehabilitation of owner-occupied housing units is a high priority, as these efforts keep people in affordable housing and, especially for extremely low-income and elderly homeowners may serve to prevent homelessness. Similarly, Homeless activities, ranging from providing emergency shelter to preventing homelessness receive a moderate priority. Thus, the City will focus on multiple efforts including homeowner repair, and assisting organizations that provide shelter, counseling and transitional housing to the homeless.

Because of the difficult economic situation in the City’s low/mod Census Tracts the provision of Public Service Programs receives a high priority rank. The need for a wide range of services, including programs for seniors and youth, feeding programs, and childcare, is present in each of these areas.

Public Improvements and Infrastructure receive a low ranking as the need for street improvements, improved storm water drainage, and sidewalks are needed in some neighborhoods.

Fair Housing is a concern in the City and will be addressed through several programs but does receive a low ranking.

Though there is a need to assist residents in finding quality family-sustaining jobs, economic development is not a priority. The City has only limited resources, there are other pressing needs, and other programs funded from other sources are readily available.

Public Facilities receives a low ranking, as most of the City’s facilities are new and in good repair.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	According to the Housing Needs Assessment and the Housing Market Study the greatest housing problem in Frisco is cost burdened, and many of the households in the lowest income categories are severely cost burdened. Rental assistance thus ranks very high among program strategies, but considering the limited resources and other pressing needs, the City will not pursue such a program. Rents are expected to continue to increase, causing the number of cost burdened households to grow.
TBRA for Non-Homeless Special Needs	Rental assistance for the non-homeless special needs group should focus on the elderly and extremely low-income small households as these are the two groups that emerged as most vulnerable both from the analysis of data and from discussion in the public meetings. However, as noted above, the city does not have the resources to implement such a program.
New Unit Production	Because of an abundance of resources that have not been utilized by the City in previous years, the City will seek to allocate resources to the production of affordable rental/homeowner units.
Rehabilitation	Rehabilitation of both owner and renter units in the City’s low-income areas is a high priority as part of the effort to keep households in affordable housing. However, we see few applications for this funding. We will continue to work toward building this program.
Acquisition, including preservation	At the time of this writing, the City will not emphasize the acquisition and rehabilitation of rental units.

**Table 48 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

This section of the Strategic Plan will discuss anticipated resources over the life of the Consolidated Plan.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	636,381	13,00	0	649,381	0	CDBG Administration based upon 20% of allocations; CDBG Public Services based upon 15% of allocations

Table 49 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City continues to cultivate funding partners who can match the City's investment of CDBG funds. The City administration recognizes that the City's annual entitlement and formula allocations are not enough to meet all its needs. Additional funds need to be raised to ensure that more affordable housing is available for those in need.

Matching requirements have been satisfied with other eligible financial resources and/or in-kind services, and the City will continue to seek this type of matching as well as financial matches. Matching resources from non-profit recipients are anticipated to total over \$100,000.

Other matching sources or leveraging opportunities include organizations receiving Continuum of Care funds to provide services to the homeless population of Collin County. Also, the City has worked with Inclusive Communities Project (ICP) to increase the amount of affordable housing in Frisco by forming a partnership to develop multi-family rental dwelling units for low income persons.

In addition, The City of Frisco has allocated \$1 per capita of general funds to fund a Social Service Grant which provides funds to organizations which provide social services to the citizens of Frisco.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

N/A

**Discussion**

This field was left blank intentionally.

## **SP-40 Institutional Delivery Structure – 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
BOYS AND GIRLS CLUB OF COLLIN COUNTY	Non-profit organizations	public services	Other
Children's Advocacy Center Denton County	Non-profit organizations	public services	Other
City Public Works, Recreation, Planning, Fire and Water Departments	Government	public facilities public services	Other
Frisco Family Service Center	Non-profit organizations	public services	Other
HOPE'S DOOR	Non-profit organizations	public services	Other
SAMARITAN INN	Non-profit organizations	public services	Other
Journey of Hope	Non-profit organizations	public services	Other
CITY HOUSE	Non-profit organizations	public services	Other
Texas Muslim Women's Foundation	Non-profit organizations	public services	Other
The Turning Point Rape Crisis Center	Non-profit organizations	public services	Other
LifePath Systems	Non-profit organizations	public services	Other
North Central Texas Council of Governments	Non-profit organizations	Planning	Region
COLLIN COUNTY COMMITTEE ON AGING	Non-profit organizations	public services	Other
Frisco Independent School District	Government	public services	Other
CASA OF DENTON COUNTY	Non-profit organizations	public services	Other
Texas Workforce Commission	Government	Economic Development	State
Frisco Economic Development Corporation	Non-profit organizations	Economic Development	Other

Small World with Love	Non-profit organizations	public services	Other
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**Table 50 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

One of the strengths of the delivery system is the City’s outreach and information efforts. The City works diligently to involve and inform as many agencies, organizations and institutions of the HUD programs, and has been successful in this regard. The program information that is disseminated is detailed and identifies the City’s priority areas and priority needs. The types of programs and activities that can be funded under each of HUD programs and those activities that are not eligible for funding are clearly defined and the City helps grant applicants understand program requirements, the application and selection process, and the City’s expectations for program reporting. The staff also sits on many local boards/commissions and hold leadership positions in several organizations because of their knowledge and expertise.

One of the greatest difficulties The City faces is ensuring that sub-recipients understand program and reporting requirements. The City provides information sessions to address this gap that applicants and grantees have identified in recent meetings. These sessions provide the information needed for applicants to properly complete the application process and ensure that their programs or activities are appropriate for HUD funding. At the same time, applicants are made aware of the reporting requirements and measures that they must meet if awarded a grant.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		X
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	X
Mobile Clinics			
Other Street Outreach Services	X	X	X

Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

Table 51 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City uses a variety of programs and partners to first prevent low-income persons from becoming homeless and, second, to support homeless persons and families in obtaining safe, affordable and sustainable housing. These efforts include a continuum of programs ranging from emergency shelters to transitional housing to permanent supportive housing services.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Gaps in institutional structure include a lack of enough resources, limited coordination between service providers, and the difficulty of social services agencies in obtaining Frisco specific data.

The City continues its efforts to collaborate with other city and county departments to increase the range of services and benefits for residents.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The gap in the institutional structure and service delivery system in Frisco was identified as the need for more and better information about the application and selection process, and for more and better information sharing among agencies and organizations that provide services.

This is being addressed through more and better information and training sessions for applicants. These meetings provide the information needed for applicants to properly complete the application process

and ensure that their programs or activities are appropriate for HUD funding. At the same time, applicants are made aware of the reporting requirements and measures that they must meet if awarded a grant.

The City continues to seek new partners and to enhance the relationship with existing partners in City departments and social service agencies to improve and better coordinate the delivery of programs and services. Also, the city seeks opportunities to leverage the limited available resources.

## SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner-occupied housing rehabilitation	2020	2024	Affordable Housing	Low-Mod areas	Affordable Housing	CDBG: \$887,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Homeless Support	2020	2024	Homeless	Low-Mod areas	Homeless Activities	CDBG: \$216,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 45 Beds
3	Homeless Prevention	2020	2024	Homeless	Low-Mod areas	Homeless Activities	CDBG: \$166,000	Homelessness Prevention: 4000 Persons Assisted
4	Public Service Programs	2020	2024	Non-Housing Community Development	Low-Mod areas	Public Service Programs	CDBG: \$100,000	Public Services for Elderly, Disabled, and Youth: 120 individuals served
5	Public Improvements and Infrastructure	2020	2024	Non-Housing Community Development	Citywide	Public Improvements and Infrastructure	CDBG: \$249,900	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
6	Reconstruction	2020	2024	Affordable Housing	Low-Mod Areas	Affordable Housing	CDBG: \$450,000	Reconstruction of Affordable Housing Units: 3 Units
7	Fair Housing	2020	2024	Fair Housing	Citywide	Fair Housing	CDBG: \$10,000	Other: 10 Events
8	Program Administration	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Affordable Housing Homeless Activities Public Service Programs Public Improvements and Infrastructure Public Facilities Fair Housing	CDBG: \$656,000	Other: 5 Other

**Table 52 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Owner-occupied housing rehabilitation
	<b>Goal Description</b>	Housing rehabilitation
2	<b>Goal Name</b>	Homeless Support
	<b>Goal Description</b>	Assistance to Homeless Programs
3	<b>Goal Name</b>	Homeless Prevention
	<b>Goal Description</b>	Support for families threatened with homelessness
4	<b>Goal Name</b>	Public Service Programs
	<b>Goal Description</b>	Programs to assist the elderly, persons with disabilities, and youth
5	<b>Goal Name</b>	Public Improvements and Infrastructure
	<b>Goal Description</b>	Improvements to municipal infrastructure
6	<b>Goal Name</b>	Reconstruction
	<b>Goal Description</b>	Reconstruction of Affordable Housing Units
7	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Fair Housing
8	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Program Administration

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The city estimates that they will assist the following number of residents in each category through affordable housing efforts:

Extremely Low-Income	8 Residents
Low-Income Residents	20 Individuals
Moderate-Income Residents	0 Individuals

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The most immediate housing needs of Public Housing with respect to accessibility issues appear to be for increased accessibility to the units. Though ramps and other accessibility features can be added, renovating the bathrooms to make them accessible is not plausible, given the size and layout of the structures.

Over the long term, the Housing Authority has discussed the ongoing uses of their existing 20 public housing units. These 20 units are in a neighborhood which is during significant transition. New zoning requirements would allow modern, up to date units to be developed and the number of affordable units could be increased and potentially targeted at special needs groups, such as the elderly and/or disabled populations.

As of this writing for the next five years, however, there are no plans to increase the number of public housing units.

### **Activities to Increase Resident Involvements**

Not applicable.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No.

### **Plan to remove the ‘troubled’ designation**

Not applicable.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Frisco does not put any limitations on growth. Through vehicles such as zoning ordinances, subdivision controls, permit systems, and housing codes and standards, the City has attempted to ensure the health, safety, and quality of life of its residents while minimizing the barriers that may impede the development of affordable housing.

The most important impediment to affordable housing revolves around the lack of Federal and State resources for affordable housing initiatives. The lack of programs and resources to reduce excessive rent or mortgage burdens to qualified persons is a key factor

Another barrier to affordable housing in Frisco is the high cost of housing created by a demand for housing, both existing and new, which exceeds the current supply. Frisco is perceived as a desirable place to live and has experienced growth in terms of both businesses that wish to operate there and in terms of people who wish to reside there. Despite the recent downturn in the housing market nationally, housing prices, both purchase and rental, remain relatively high, especially for lower income households.

In addition, the cost of site acquisition is very high, and development costs are also very high. These facts make Frisco housing construction expensive and put affordable housing out of the reach of low-income households. Also, developers have mentioned zoning restrictions, high land costs and a lengthy permitting process as barriers for affordable housing development

The Housing Needs Assessment also identified stringent criteria in the mortgage origination process due to the foreclosure crisis, which also is outside the scope and control of City policy. In some instances, issues revolving around personal finances (lack of down payment, credit history, employment history) affect the availability of affordable housing for Frisco residents.

The City recognizes that land costs, carrying fees and development fees often make affordable housing development economically infeasible. As such, the City waives all permit fees for non-profit developers and has been active in purchasing and donating lots to developers. The City hopes that these activities will spur affordable housing development by removing barriers to affordable housing development.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City Community Development Division (CDD) is working with Development Services, Habitat for Humanity, and developers interested in providing affordable housing units in the City of Frisco. Strategies to be used include, but are not limited to:

1. Rehabilitation of housing units
2. Reconstruction of substandard units of housing
3. Reduction in lead-based paint hazards
4. Homeless Prevention provisions to low- and moderate-income families

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The needs of homeless persons are complex and require a wide range of specialized services. Numerous agencies are often involved in the care of a homeless person, providing distinct functions such as housing, mental health counseling, employment training, and casework services. Most of the facilities for the persons experiencing homelessness are not located in Frisco. This one-year Action Plan includes funding for homeless prevention services through Frisco Family Services. Frisco Family Services uses CDBG funding to provide bi-lingual counseling services to those at-risk of homelessness. Frisco Family Services also utilizes other funding to augment services to those at-risk of homelessness. They provide food, rent, and utility assistance, and case management services to prevent residents from becoming homeless. During this fiscal year, the City increased funding to the Samaritan Inn. The Samaritan Inn provides transitional shelter and services to persons experiencing homelessness.

City staff will work with the Continuum of Care collaborative applicants in Dallas and Denton counties to provide outreach support, and coordinate services. City staff and community volunteers also participate in the annual Point-in-Time Count as prescribed by the U.S. Department of Housing and Urban Development. City staff has made the Collin County Community Resources informational sheet available at strategic areas throughout the city. Staff at City Hall's Information Desk, library, Human Resources, the Frisco Police Department, the Frisco Fire Department, and Finance have access to this information and can provide it to inquiring residents or residents that may be in crisis.

Community Development staff are available to speak with residents that require additional assistance, including providing information regarding social service providers, public housing, vouchers, and affordable housing units in the City. The Continuum of Care has also provided a Homeless Resource Coordinator (HRC) for Collin County. This staff person is currently working out of the Assistance Center of Collin County in Plano, and city staff can contact the HRC to provide outreach services to residents experiencing homelessness within the county.

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

The City of Frisco, the Collin County Homeless Coalition, Denton County Homeless Coalition, and the Metro Dallas Homeless Alliance (Continuum of Care) continue to coordinate, identify and work toward meeting the needs of the homeless. The 2019 Point-in-Time Count in these communities indicates an increase in homelessness. Collin County cities do not have adequate emergency shelter and transitional housing beds to meet the growing need. However, local governments and CoC participants continue to seek additional resources and cooperation. The City has prioritized shelter services through CDBG public service funding. The Samaritan Inn provides shelter for individuals and families experiencing homelessness in Collin County. The Samaritan Inn will serve approximately 5 Frisco residents with the funding made available through

the public engagement process. Transitional housing is not funded through CDBG, but the City has provided general funds through the City's Social Services Grant to City House to provide housing to homeless youth (18-21) and will serve an estimated four (4) Frisco residents. General funds are also provided to fund domestic violence shelters and essential services through Hope's Door, Texas Muslim Women's Foundation, and The Family Place.

The City of Frisco has been working with Metro Dallas Homeless Alliance to address emergency shelter needs when the transitional living environment is not suitable for Frisco residents who are facing homelessness, i.e., the shelter has no capacity, the resident cannot meet the requirements of the shelter for intake, the resident has a family that is immediately homeless, etc.

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

The City of Frisco, the Collin County Homeless Coalition, Denton County Homeless Coalition, and the Metro Dallas Homeless Alliance (Continuum of Care) continue to coordinate, identify and work toward meeting the needs of the homeless. The 2019 Point-in-Time Count in these communities indicates an increase in homelessness. Collin County cities do not have adequate emergency shelter and transitional housing beds to meet the growing need. However, local governments and CoC participants continue to seek additional resources and cooperation.

The City has prioritized shelter service through CDBG public service funding. The Samaritan Inn provides shelter for individuals and families experiencing homelessness in Collin County. The Samaritan Inn will serve approximately 5 Frisco residents with the funding made available through the public engagement process. Transitional housing is not funded through CDBG, but the City has provided general funds through the City's Social Services Grant to City House to provide housing to homeless youth (18-21) and will serve an estimated four (4) Frisco residents. General funds are also provided to fund domestic violence shelters and essential services through Hope's Door, Texas Muslim Women's Foundation, and The Family Place.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City of Frisco, the Collin County Homeless Coalition, Denton County Homeless Coalition, and the Metro Dallas Homeless Alliance (Continuum of Care) continue to coordinate, identify and work toward meeting the needs of the homeless. The 2019 Point-in-Time Count in Frisco indicates

no change in the number of homeless within the City of Frisco. The cities do not have adequate emergency shelter and transitional housing beds to meet the growing need. However, local governments and CoC participants continue to seek additional resources and cooperation. They correctly are utilizing HMIS to coordinate efforts.

The City has utilized CDBG funds to provide homeless prevention services through Frisco Family Services (FFS). FFS exists to help members of our community who are facing hunger, homelessness, and other urgent needs improve their quality of life and achieve self-sufficiency. FFS will provide bilingual caseworker services to residents of Frisco who are facing the barriers that can lead to homelessness including emergency financial assistance for rent/mortgage, utilities, food, prescription medications, clothing, and adult life skills classes. Additionally, city resources augment services offered by FFS to provide fresh and frozen produce, meat and dairy items to eligible residents through the FFS Food Pantry to prevent hunger and the social and physical issues created by its realization.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

According to Table 39, there are approximately 11,898 owner-occupied units in the City that may pose a risk of lead-based paint exposure. 11,055 of those units (93 percent) have children. City staff encounters very few homeowners seeking rehabilitation services that have a lead-based paint hazard. For those homeowners that seek rehabilitation services, lead-based paint testing is required before the city will undertake the rehabilitation. If lead-based paint is encountered, the homeowner is required to allow remediation of the lead-based paint as part of the rehabilitation process. If the homeowner does not allow remediation of lead-based paint, they are ineligible for any housing rehabilitation assistance from CDBG-funded projects.

According to Table 39, there are approximately 10,230 renter-occupied units with potential lead-based paint. Since the city does not provide a renter-occupied housing rehabilitation program, these units are typically not encountered by city staff during an intake.

Based on the information found in the Needs Assessment, it is highly probable that many of these units are occupied by our low-and moderate-income residents. The City estimates that there are approximately 600 units that have lead-based paint hazards.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Often, concentrations of potential lead-based paint exist where low income residents reside in older homes; however, there are no heavy concentrations of low-income households and older housing stock in Frisco. As such, it would be difficult for the City to target specific neighborhoods in ensuring lead-based paint remediation.

All homes built prior to 1978 funded with the City of Frisco Down Payment Assistance program funds are visually inspected for Lead-based paint prior to funding. Also, all CDBG funded housing rehabilitation projects include a lead-based paint assessment and/or inspection as required by 24 CFR Part 35. In order to reduce and abate lead-based paint hazards, the City provides information and technical assistance to households receiving assistance under the Owner-Occupied Housing Rehabilitation program.

### **How are the actions listed above integrated into housing policies and procedures?**

All homeowners seeking funds from the Owner-Occupied Housing Rehabilitation program must complete an application and answer whether their home was built before 1978. If they indicate that the home was built before 1978, the lead-based paint inspection is automatically triggered. However, if a home was built after 1978 or staff suspects that a unit may have lead-based paint, the staff member will trigger the lead-based paint inspection. In order to reduce and abate lead-based paint hazards, the City

provides information and technical assistance to households receiving assistance under the Owner-Occupied Housing Rehabilitation program.

While our Targeted Down Payment Assistance program is not federally funded, we have adopted the practice of inspecting units being purchased based on HUD guidelines. If the home was built prior to 1978 and is funded with the City of Frisco Down Payment Assistance program funds, the unit is visually inspected for Lead-based paint prior to funding. Purchasers of housing built prior to 1978 are provided information on the hazards of lead-based paint.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City of Frisco recognizes that the core of many social and housing problems relates to poverty. The objective of poverty reduction requires programming for broad areas including increased accessibility of resources, job training and placement, public services, education, and basic skills development. It is only through comprehensive, coordinated strategies that nurture skills and provide opportunities to gain and retain employment and thus improve the quality of life that people can improve their situation.

Because the nature of poverty is complex and multi-faceted, the City will continue to allocate some CDBG funds for services to very low-income households. Research shows that some of these services may have a direct impact on lowering the poverty rate for family households. Therefore, through the local general tax funding of social services, the City will fund programs that provide job training, education and other employment related services, and childcare services for working families. The City will continue to support programs that expand antipoverty programs for both low income families as well as to families which may be threatened with poverty through homeless prevention strategies.

The City of Frisco recognized the needs of poverty-level families and created the General Fund Social Service Grant which provides funding to social service agencies assisting the underserved. The budget for this program is based on \$1 per capita, which is used to fund social agencies to provide health care, clothing, food, counseling, and education. The City has several agencies actively working on poverty issues. The City Council has awarded a City of Frisco General Fund Social Service Grant to the Frisco Education Foundation to provide college scholarships to low/moderate income graduating seniors. Another agency, Frisco Family Services Center works with families to educate them concerning budgeting and getting a job. The Frisco Housing Authority is working with families to help them to break the cycle of poverty. The Samaritan Inn, a homeless shelter, works with families to help them become self-sufficient.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City will continue current efforts to support programs that expand anti-poverty programs for both lower income families as well as to families which may be threatened with poverty through homeless prevention strategies.

As the City continues to grow and mature, it is likely that more organizations supporting Frisco's low- and moderate-income residents will begin operating in Frisco. The City values its local organizations and will continue to work with them to ensure they have the resources they need. The City will continue to promote coordination between all agencies currently working in Frisco to encourage efficiency and to eliminate duplication of service provision.

## **SP-80 Monitoring – 91.230**

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

The standards and procedures followed by CDBG staff to monitor activities include: (1) a schedule of rehab activities, and (2) a schedule of sub-recipient activities (3) a schedule of administrative activities. These schedules are reviewed by staff monthly and presented to the Social Services and Housing Board annually. Goals and objectives of the annual Action Plan are reviewed quarterly and steps are taken to try to meet goals and objectives. Some challenges such as the economy are not in the power of the City to remedy. Considering this fact, the City operates in a dynamic external environment. Expenditures are reviewed monthly with the City of Frisco Finance Department staff to insure the timeliness of expenditures. Housing Codes and on-site inspections are performed by the Building Inspections Department as needed according to the activity schedules above. The CDBG program funds a rehabilitation inspector from the Building Inspections Department on an hourly basis as needed.

All subrecipients who receive City of Frisco Community Development Block Grant funds attend a pre-grant training focusing on policies and procedures in relation to activity eligibility, reporting requirements, and performance measures. Each subrecipient signs a contract which specifies the activity that is being funded and the subsequent requirements and remedies.

Quarterly, the subrecipients are required to submit financial and program documentation to the City of Frisco. This is done to ensure the timeliness of expenditures. The documentation which includes beneficiary data, and invoices with supporting documents, such as pay records, counseling logs and rent and utility receipts is reviewed by the Housing Coordinator. If the invoice is approved by the Housing Coordinator, it is submitted to the Finance Staff person responsible for the Community Development Block Grant compliance.

Technical assistance is given to the subrecipients throughout the program year, as needed. In addition, the subrecipients receive a monitoring visit at least once during the funding year to ensure that the use of Community Development Block Grant funds is consistent with the contractual commitments made in the subrecipient agreement and with overall Community Development Block Grant program requirements.

Upon completion of their grant, the subrecipients receive another on-site visit from City of Frisco staff to review financial documents, records and contracts, perform onsite inspections, review specific client files, and to discuss with the agency the specific accomplishments achieved as a result of the City of Frisco Community Development Block Grant funding.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City of Frisco received CDBG funds totaling 636,381 for PY 2020. Program Income is projected to be approximately \$13,000 for a total of \$649,381 in available program funds.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	636,381	13,000	0	649,381	3,295,609	Funds earmarked for housing rehabilitation, public services, public improvements and infrastructure projects, and planning and administration of grant projects.

**Table 53 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City leverages federal funds through the general fund social service grants offered. As our community grows, the disparity becomes more evident. The tax values have increased, leaving families struggling, and the cost of transportation is increasing. These cost burdens have led to an increase in the number of families and households seeking assistance from our social service providers.

The City of Frisco recognizes that the rate of growth in the area is making it much harder for the City to expend federal funds promptly. The program is struggling to find projects that fulfill the federal regulations and meet the needs of the small population of low- and moderate-income residents in the area. Staying within the defined limits and caps remains a challenge, and with a housing market with median home prices of \$400,917, the City of

Frisco is looking for projects that will make impacts without pricing people out of their homes. This exploration has utilized staff time beyond the 20 percent allowed by federal regulation. Federal funds are most useful in leveraging the social programs offered to our residents through public service grants. Our social service providers assist our residents with programs that may mean the difference between being housed or homeless and fed or hungry. Without the additional federal funding offered through the Community Development Block Grant, our Frisco residents may not receive the assistance they need due to lack of resources.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Frisco Senior Adult Activity Center is used by the Collin County Committee on Aging to serve congregate meals to the elderly Monday through Friday at no cost to the organization.

**Discussion**

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner-occupied housing rehabilitation	2020	2024	Affordable Housing	Low-Mod areas	Affordable Housing	CDBG: \$887,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Homeless Support	2020	2024	Homeless	Low-Mod areas	Homeless Activities	CDBG: \$216,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 45 Beds
3	Homeless Prevention	2020	2024	Homeless	Low-Mod areas	Homeless Activities	CDBG: \$166,000	Homelessness Prevention: 4000 Persons Assisted
4	Public Service Programs	2020	2024	Non-Housing Community Development	Low-Mod areas	Public Service Programs	CDBG: \$100,000	Public Services for Elderly, Disabled, and Youth: 120 individuals served
5	Public Improvements and Infrastructure	2020	2024	Non-Housing Community Development	Citywide	Public Improvements and Infrastructure	CDBG: \$249,900	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
6	Reconstruction	2020	2024	Affordable Housing	Low-Mod Areas	Affordable Housing	CDBG: \$450,000	Reconstruction of Affordable Housing Units: 3 Units
7	Program Administration	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Affordable Housing Homeless Activities Public Service Programs Public Improvements and Infrastructure Public Facilities Fair Housing	CDBG: \$656,000	Other: 5 Other

**Table 54 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Owner-occupied housing rehabilitation
	<b>Goal Description</b>	Housing rehabilitation
2	<b>Goal Name</b>	Homeless Support
	<b>Goal Description</b>	Assistance to Homeless Programs
3	<b>Goal Name</b>	Homeless Prevention
	<b>Goal Description</b>	Support for families threatened with homelessness
4	<b>Goal Name</b>	Public Service Programs
	<b>Goal Description</b>	Programs to assist the elderly, persons with disabilities, and youth
5	<b>Goal Name</b>	Public Improvements and Infrastructure
	<b>Goal Description</b>	Improvements to municipal infrastructure
6	<b>Goal Name</b>	Reconstruction
	<b>Goal Description</b>	Reconstruction of Affordable Housing Units
7	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Program Administration

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The development of the Annual Action Plan involved consultation with those agencies involved in delivering housing and housing services to Frisco residents. Meetings and discussions were held between the Community Development staff and other city departments, as well as, conducting meetings with appropriate housing and social service agencies regarding the housing needs of children, elderly persons, persons with disabilities, and homeless persons. Public input was solicited through focus groups and public hearings. All projects selected to receive funding meet objectives and goals set by the City to address housing and social needs.

### Projects

#	Project Name
1	Owner-occupied housing rehabilitation
2	Homeless Support
3	Homeless Prevention
4	Public Service Programs
5	Public Improvements and Infrastructure
6	Reconstruction
7	Program Administration

**Table 55 - Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

These projects are deemed to be of the highest priority and meet the highest demand. The chief obstacle to meeting these needs is a lack of resources to provide a higher level of assistance. The City staff has reviewed all allocation amounts, and specific projects, recommended by the Social Services and Housing Board and approved by the City Council.

# AP-38 Project Summary

## Project Summary Information

1	<b>Project Name</b>	<b>Owner-Occupied Housing Rehabilitation</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Owner-occupied housing rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$174,849
	<b>Description</b>	Emergency home repairs, minor repairs, and major home rehabilitation services.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Current year funding will assist an estimated four (4) households with rehabilitation needs.
	<b>Location Description</b>	This program is based on client need and is dependent on an application program. No projects have been identified at the time of this action plan.
	<b>Planned Activities</b>	Major Systems and Mobility Homeowner Repairs: Roof, Foundation, Air Conditioning/Heating, Window and Door Replacements, Water Heaters, and issues that impede safe mobility for homeowners with disabilities.
2	<b>Project Name</b>	<b>Homeless Support</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Support
	<b>Needs Addressed</b>	Homeless Activities
	<b>Funding</b>	CDBG: \$42,623
	<b>Description</b>	Provide shelter and services to individuals and families experiencing homelessness.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 5 individuals and families will benefit from this program.
	<b>Location Description</b>	The Samaritan Inn, 1710 N. McDonald Street, McKinney, Texas 75071.
	<b>Planned Activities</b>	Provide essential services to individuals and families experiencing homelessness in the Frisco area.
3	<b>Project Name</b>	<b>Homeless Prevention</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Homeless Activities
	<b>Funding</b>	CDBG: \$32,834
	<b>Description</b>	Partial salary for the bilingual case management to administer services and Food Pantry Perishables Program.

	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This organization plans to assist 1,200 individuals during the program year. An estimated 300 will be direct beneficiaries of CDBG-funded programming.
	<b>Location Description</b>	Frisco Family Services, 8780 3rd Street, Frisco, Texas 75034.
	<b>Planned Activities</b>	Provide bilingual case management for individuals and families needing critical services: emergency financial assistance, food, prescription medication, clothing, educational- and life-skills classes.
4	<b>Project Name</b>	<b>Public Service Programs</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Homeless Activities
	<b>Funding</b>	CDBG: \$32,834
	<b>Description</b>	Partial salary for the bilingual case management to administer services and Food Pantry Perishables Program.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This organization plans to assist 1,200 individuals during the program year. An estimated 300 will be direct beneficiaries of CDBG-funded programming.
	<b>Location Description</b>	Frisco Family Services, 8780 3rd Street, Frisco, Texas 75034.
	<b>Planned Activities</b>	Provide bilingual case management for individuals and families needing critical services: emergency financial assistance, food, prescription medication, clothing, educational- and life-skills classes.
	<b>Planned Activities</b>	Provide nutritious meals to disabled and older adults.
5	<b>Project Name</b>	<b>Public Improvements and Infrastructure</b>
	<b>Target Area</b>	Low-Mod Areas
	<b>Goals Supported</b>	Public Improvements and Infrastructure
	<b>Needs Addressed</b>	Public Improvements and Infrastructure
	<b>Funding</b>	CDBG: \$249,900
	<b>Description</b>	CDBG funds will provide public improvements and infrastructure to support redevelopment activities within strategically targeted areas.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	600 Residents average each year.

	<b>Location Description</b>	<p>The city has not identified a final project location. The city anticipates following the Citizen Participation Plan to identify and implement specific activities. We are currently having maps updated, and eligible census tracts and block groups identified, so that we can identify needs and determine feasible projects to discuss with the public.</p> <p>Once specific projects are identified, the city will follow the substantial amendment process to amend its FY2019 Action Plan. Current projects under consideration are parks and acquisition of property for development of affordable housing units.</p>
	<b>Planned Activities</b>	<p>The city has not identified a final project location. The city anticipates following the Citizen Participation Plan to identify and implement specific activities. We are currently having maps updated, and eligible census tracts and block groups identified, so that we can identify needs and determine feasible projects to discuss with the public.</p> <p>Once specific projects are identified, the city will follow the substantial amendment process to amend its FY2019 Action Plan. Current projects under consideration are parks and acquisition of property for development of affordable housing units.</p>
<b>6</b>	<b>Project Name</b>	<b>Reconstruction</b>
	<b>Target Area</b>	Low-Mod areas
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$
	<b>Description</b>	CDBG funds will be used to reconstruct substandard housing
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD.
	<b>Location Description</b>	<p>The city has not identified a final project location. The city anticipates following the Citizen Participation Plan to identify and implement specific activities. We are currently having maps updated, and eligible census tracts and block groups identified, so that we can identify needs and determine feasible projects to discuss with the public.</p> <p>This project is not anticipated for the first year of the Consolidated Plan but may be implemented in second or third year.</p>
	<b>Planned Activities</b>	<p>The city has not identified a final project location. The city anticipates following the Citizen Participation Plan to identify and implement specific activities. We are currently having maps updated, and eligible census tracts and block groups identified, so that we can identify needs and determine feasible projects to discuss with the public.</p> <p>The project is not anticipated for the first year of the Consolidated plan but may be implemented in second or third year.</p>
<b>7</b>	<b>Project Name</b>	<b>Program Administration</b>
	<b>Target Area</b>	Citywide

<b>Goals Supported</b>	Program Administration Fair Housing
<b>Needs Addressed</b>	Fair Housing Affordable Housing Public Services Homeless Services
<b>Funding</b>	CDBG: \$129,175
<b>Description</b>	CDBG funds will be used to
<b>Target Date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	6101 Frisco Square Blvd., Frisco, TX 75034
<b>Planned Activities</b>	The City Community Development Division provides program support including administration of the Community Development Block Grant and all that entails including reporting, monitoring, planning, programming, education, and providing technical assistance to public service providers.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The target areas in the City include the low/mod census tracts which have the highest levels of poverty. Also, a person or household meeting the program eligibility for the CDBG-funded programs may reside anywhere in the city to receive CDBG services.

Generally, areas selected for CDBG funded projects must be at least 51 percent low-and-moderate income in population. Based on the limited number of areas in Frisco that meet this criterion, the City qualifies as an exception grantee during the Program Year 2018 Action Plan period. Frisco census tract areas comprised of 23.88 percent of low-and-moderate income individuals will qualify as eligible to receive CDBG funding for allowable project activities. The City is currently in discussions regarding affordable housing opportunities. However, the City will follow its Citizen Participation Plan to identify and carry out the Public Infrastructure/Improvement project(s).

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
304.03	15
304.05	15
304.08	15
305.04	10
305.05	10
Non-geographic Distribution	35

**Table 56 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

In the identified low-income neighborhoods, the housing stock is typically older and often in need of repair or renovation. In general, there are few businesses or amenities. These areas have been areas of concern in the past and emerged while examining the data. They were mentioned during the focus group and Public Hearing discussions throughout the Consolidated Plan process. These discussions confirmed the already known needs of these areas, complementing or corroborating the data. The requirements in these target areas are numerous and varied. The principal needs are: 1) housing rehabilitation, 2) public improvements to improve/revitalize neighborhoods, 3) public service programs for the elderly, the disabled, and youth, and 4) assistance to the homeless and those at-risk of homelessness.

The opportunities for improvement in these areas are significant. First, the City can keep residents in safe, affordable housing and prevent additional persons and families from becoming homeless. Second, the City can improve the quality of life by revitalizing these neighborhoods economically and in their appearance. The barriers to improvement are significant. The amount of effort and

resources needed to provide the necessary assistance to these areas is significant. The City has encountered homes in such disrepair that the cost to repair them would be more than the current structure is worth. Currently, the City does not have a reconstruction program.

It is important to note that though the City will focus its efforts on the neighborhoods with the highest levels of poverty, other areas will be eligible for and receive funding for top priority projects and activities as identified by the citizen participation process.

## **Discussion**

This field was purposely left blank.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City's housing priorities include improving existing affordable housing stock. During the past program year, the City has ramped up efforts to market the Housing Rehabilitation Program, including mailouts to target neighborhoods with high incidences of poverty or low-income residents. These mailouts have received limited response from the residents in these areas although it is estimated that approximately 14,035 residents of Frisco meet the low- and moderate-income limits as set by HUD (United States Census Bureau / American Factfinder, 2019) and there are an estimated 13,140 owner-occupied units experiencing a housing burden (cost of housing > 30% of household income) (City of Frisco, 2018). Our rehabilitation services are not offered to individuals and families renting a property.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	3
Special-Needs	0
<b>Total</b>	<b>3</b>

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	3
Acquisition of Existing Units	0
<b>Total</b>	<b>3</b>

Table 58 - One Year Goals for Affordable Housing by Support Type

### Discussion

The City assists low- and moderate-income homeowners throughout the city with the rehabilitation of their current home. Emphasis is placed on major systems such as roofing, foundation, windows, doors, and electrical repairs. The City also provides repairs for qualifying residents that are faced with health and safety concerns, as well as residents that require updates to address mobility issues due to age or disability.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Frisco Housing Authority currently has twenty (20) multifamily units located in two neighborhoods in the oldest section of the City. FHA does not accept Housing Choice Vouchers (HCV) and residents.

### **Actions planned during the next year to address the needs to public housing**

In April 2019, the Frisco Housing Authority (FHA) opened their waiting list for two (2) and three (3) bedroom units. FHA staff received over 400 applications for housing for the limited spaces available. The FHA publishes their “Waiting List Preference Policy” and make it readily available to individuals and families interested in applying for residency with the FHA.

According to the FHA plan, continued efforts will be placed on the provision of upgrades to the units, continued modernization, encouragement of education and employment opportunities through partnerships with Frisco ISD, the City of Frisco, and the Texas Workforce Commission.

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

The City works closely with the Frisco Housing Authority (FHA) in providing information about homeownership programs and materials, Section 3 opportunities, and Fair Housing opportunities to the residents of FHA. Also, the City completes the required annual Environmental Review for the Frisco Housing Authority. The City is not involved in the day-to-day management of the Housing Authority.

Unfortunately, there is minimal opportunity to purchase a starter home in Frisco. The current average home price is \$442,606 due to increasing sales prices and home values. Much of this is due to the increased movement into the North Texas area from more expensive areas of the country. Over the past five (5) years, major corporations such as Toyota have moved to our area, causing exponential growth. The Frisco Housing Authority continues to encourage our residents to learn to use their money wisely and pursue educational opportunities to obtain better employment and salaries.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable.

### **Discussion**

The Frisco Housing Authority is a high performing housing authority.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Throughout Collin County and the City of Frisco, as with most areas of the country, homelessness has become an increasing challenge. The top underlying reasons for homelessness in Frisco from the 2019 Point-In-Time (PIT) count included an inability to pay one's rent or mortgage, unemployment, the victim of domestic violence. There were 3 individuals identified as homeless in the City of Frisco in the 2019 PIT Count. Of those, 3 were unsheltered.

Persons experiencing homelessness face many barriers to finding and securing housing and require a variety of services to fully address their needs. These services can include food, housing, employment training, transportation, mental and physical health, and case management. The City of Frisco has been actively engaged in numerous activities to address and prevent homelessness and provide support to local non-profits that serve this population. In this one-year Action Plan, the City will support multiple programs addressing homelessness using both HUD funds and City general funds.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

The needs of homeless persons are complex and require a wide range of specialized services. Numerous agencies are often involved in the care of a homeless person, providing distinct functions such as housing, mental health counseling, employment training, and casework services. Most of the facilities for the persons experiencing homelessness are not located in Frisco. This one-year Action Plan includes funding for homeless prevention services through Frisco Family Services. Frisco Family Services uses CDBG funding to provide bi-lingual counseling services to those at-risk of homelessness. Frisco Family Services also utilizes other funding to augment services to those at-risk of homelessness. They provide food, rent, and utility assistance, and case management services to prevent residents from becoming homeless. During this fiscal year, the City increased funding to the Samaritan Inn. The Samaritan Inn provides transitional shelter and services to persons experiencing homelessness.

City staff will work with the Continuum of Care collaborative applicants in Dallas and Denton counties to provide outreach support, and coordinate services. City staff and community volunteers also participate in the annual Point-in-Time Count as prescribed by the U.S. Department of Housing and Urban Development. City staff has made the Collin County Community Resources informational sheet available at strategic areas throughout the city. Staff at City Hall's Information Desk, library, Human Resources, the Frisco Police Department, the Frisco Fire Department, and Finance have access to this information and can provide it to

inquiring residents or residents that may be in crisis.

Community Development staff are available to speak with residents that require additional assistance, including providing information regarding social service providers, public housing, vouchers, and affordable housing units in the City. The Continuum of Care has also provided a Homeless Resource Coordinator (HRC) for Collin County. This staff person is currently working out of the Assistance Center of Collin County in Plano, and city staff can contact the HRC to provide outreach services to residents experiencing homelessness within the county.

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

The City of Frisco, the Collin County Homeless Coalition, Denton County Homeless Coalition, and the Metro Dallas Homeless Alliance (Continuum of Care) continue to coordinate, identify and work toward meeting the needs of the homeless. The 2019 Point-in-Time Count in these communities indicates an increase in homelessness. Collin County cities do not have adequate emergency shelter and transitional housing beds to meet the growing need. However, local governments and CoC participants continue to seek additional resources and cooperation. The City has prioritized shelter services through CDBG public service funding. The Samaritan Inn provides shelter for individuals and families experiencing homelessness in Collin County. The Samaritan Inn will serve approximately five (5) Frisco residents with the funding made available through the public engagement process. Transitional housing is not funded through CDBG, but the City has provided general funds through the City's Social Services Grant to City House to provide housing to homeless youth (18-21) and will serve an estimated four (4) Frisco residents. General funds are also provided to fund domestic violence shelters and essential services through Hope's Door, Texas Muslim Women's Foundation, and The Family Place.

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

The City of Frisco, the Collin County Homeless Coalition, Denton County Homeless Coalition, and the Metro Dallas Homeless Alliance (Continuum of Care) continue to coordinate, identify and work toward meeting the needs of the homeless. The 2019 Point-in-Time Count in these communities indicates an increase in homelessness. Collin County cities do not have adequate emergency shelter and transitional housing beds to meet the growing need. However, local governments and CoC participants continue to seek additional resources and cooperation.

The City has prioritized shelter service through CDBG public service funding. The Samaritan Inn provides shelter for individuals and families experiencing homelessness in Collin County. The

Samaritan Inn will serve approximately five (5) Frisco residents with the funding made available through the public engagement process. Transitional housing is not funded through CDBG, but the City has provided general funds through the City's Social Services Grant to City House to provide housing to homeless youth (18-21) and will serve an estimated four (4) Frisco residents. General funds are also provided to fund domestic violence shelters and essential services through Hope's Door, Texas Muslim Women's Foundation, and The Family Place.

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

The City of Frisco, the Collin County Homeless Coalition, Denton County Homeless Coalition, and the Metro Dallas Homeless Alliance (Continuum of Care) continue to coordinate, identify and work toward meeting the needs of the homeless. The 2019 Point-in-Time Count in Frisco indicates no change in the number of homeless within the City of Frisco. The cities do not have adequate emergency shelter and transitional housing beds to meet the growing need. However, local governments and CoC participants continue to seek additional resources and cooperation. They correctly are utilizing HMIS to coordinate efforts.

The City has utilized CDBG funds to provide homeless prevention services through Frisco Family Services (FFS). FFS exists to help members of our community who are facing hunger, homelessness, and other urgent needs improve their quality of life and achieve self-sufficiency. FFS will provide bilingual caseworker services to residents of Frisco who are facing the barriers that can lead to homelessness including emergency financial assistance for rent/mortgage, utilities, food, prescription medications, clothing, and adult life skills classes. Additionally, city resources augment services offered by FFS to provide fresh and frozen produce, meat and dairy items to eligible residents through the FFS Food Pantry to prevent hunger and the social and physical issues created by its realization.

## **Discussion**

The City of Frisco will utilize Community Development Block Grant (CDBG) Public Service and Social Service grant funds to address needs of homeless residents, senior residents, and low- and moderate-income residents at-risk of homelessness or in need of short-term assistance.

**The Samaritan Inn** - The City of Frisco has funded this organization to provide transitional housing to Frisco residents struggling with homelessness. The Samaritan Inn is the only adult homeless shelter in Collin County. The amount of funding was decreased slightly this year due to increased need across the remaining public services and the availability of CARES Act funding to meet COVID-19 related issues to \$42,623. The City of Frisco has received more calls from

residents struggling with homelessness in the previous fiscal year than in any other year. Due to the size of our counties (Collin and Denton), assistance from the local homeless service providers is inadequate.

**Meals on Wheels of Collin County** - The City of Frisco has provided \$20,000 in funding to Meals on Wheels of Collin County to address needs of our seniors who may not otherwise receive consistent, nutritious meals. This program has been in place for approximately ten (10) years and Meals on Wheels provides over 4,000 meals per year to elderly Frisco residents.

The CDBG funding is capped at 20 percent for public services (\$95,457) therefore, the City of Frisco provides an additional \$238,000 to social service providers to address the needs of our residents including low- and moderate-income residents, seniors and elderly, persons and families impacted by domestic violence or child abuse, persons with HIV/AIDS or impacted by another disability. Services include housing for homeless youth, grief support for families impacted by the loss of a loved one, addressing transportation needs, advocacy for individuals and families impacted by domestic violence or child abuse, nutritious meals for families and children, educational opportunities, and preventative medical services for seniors.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

In 2019, the City completed the "Analysis of Impediments to Fair Housing Choice" (AI). The report provided a comprehensive review of the City's administrative and judicial policies. The report addressed the location, availability, and accessibility of housing and is used in planning. Impediments to Fair Housing were categorized into four areas:

**1. – Price of land**

**2. – Lack of access to transportation**

**3. – Limited Fair Housing education, understanding and access to information**

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges,**

## growth limitations, and policies affecting the return on residential investment

Goals Designed as a result of the Analysis of Impediments to Fair Housing Choice:

Goals	Contributing Factors	Fair Housing Issues	Metrics, Milestones and Timeframe for Achievement	Responsible Program Participants
<b>Meet the community needs of affordable housing for all range of income groups</b>	Location and type of affordable housing	R/ECAPS	<p>Require developers who seek funding from the City for affordable senior housing to either have services embedded in the housing or have a plan for connecting people to services.</p> <p>Amend local zoning codes to incentivize the construction of accessible units in higher density, mixed-use locations and to allow for a broader range of affordable housing options for protected classes.</p> <p>Prioritize resources to develop transitional housing or permanent supported housing for persons experiencing homelessness and for homeless prevention efforts.</p> <p>Reform policy to allow and support owners of existing urban properties to increase density to reduce infill development costs (add story, replace single-family with multifamily, etc.).</p> <p>Sponsor and subsidize development of social housing to meet specific needs, such as seniors, single moms, people with disabilities, and low incomes.</p>	Frisco Housing Authority
	Lack of access to opportunity due to high housing costs	Access to opportunity		City of Frisco
	Impediments to mobility	Disproportionate housing needs		Regional Consortium
	Land use and zoning laws	Publicly supported housing		
	Lack of investments in specific neighborhoods			
	Displacement of residents due to economic pressures			
	Private discrimination			
Location of employers Access to financial services				
<b>Increase supply of accessible, affordable housing for persons with disabilities</b>	Availability of affordable units in range of sizes	R/ECAPS	<p>Require the development application process, as defined by law, to include fair housing accessibility guidelines prior to a final building permit being issued.</p> <p>Host information forums on housing and accessibility modifications for locally partnered organizations that provide services to people with disabilities.</p> <p>Survey ADA compliance accommodations on sidewalks, crosswalks, business entrances, etc., and allocate appropriate funds to bring public areas up to code.</p> <p>Continue seeking incentives to encourage developers to construct affordable housing for persons of disabilities.</p>	Frisco Housing Authority
	Location and type of affordable housing	Access to opportunity		City of Frisco
	Lack of access to opportunity due to high housing costs	Disproportionate housing needs		
	Loss of affordable housing	Publicly supported housing		

<b>Make investments to increase access to affordable transportation options for low-income households and persons with disabilities</b>	Lack of affordable, accessible housing in range of unit sizes		Include evaluation of access to community resources for low-income and protected persons into comprehensive planning processes and revitalization plans.	Frisco Housing Authority
	Access to transportation for persons with disabilities	Disabilities and access	Collaborate with transportation agencies to create innovative programs providing affordable transportation options in lower opportunity areas.	City of Frisco
			Form partnerships to provide affordable transportation options to connect regional residents to employment and schools in Frisco.	

<b>Increase support and services for residents with housing assistance</b>	Admissions and occupancy policies and procedures, including preferences in publicly supported housing	R/ECAPS	Annually gather feedback from residents on the quality of the management of housing units and/or landlord-related issues.	Frisco Housing Authority
	Impediments to mobility	Access to opportunity	Partner with supportive agencies and nonprofits to provide on-site support to residents (counseling, child care, transportation, etc.).	
	Displacement of residents due to economic pressures	Disproportionate housing needs	Promote services, including career exploration, mentoring, peer programs and experiential learning, to enable middle and high school students in publicly supported housing to better prepare for careers.	
	Lack of affordable, accessible housing in range of unit sizes Lack of assistance for housing accessibility modifications Other: Child care	Publicly supported housing Disabilities and access	Expand fair housing outreach, education and training for rental property owners, managers, residents and individuals on wait lists.	

<b>Increase access to information and resources on fair and affordable housing</b>	Local education and fair housing enforcement by private housing providers (real estate agents, builders, etc.).	Fair housing enforcement	Establish community meetings with financial institutions, insurance companies, landlords, real estate agents, advocacy groups and community-based organizations to enhance their knowledge and support for fair housing goals.	Frisco Housing Authority
	Resources (staff, budget, etc.) for fair housing enforcement agencies and organizations	Publicly supported housing	Continue to expand fair housing outreach, education and training for youth and other targeted populations through school programs and other collaborative strategies.	City of Frisco
	Quality of affordable housing information programs		Implement transparent tracking and reporting of fair housing complaints and increase fair housing enforcement.  Coordinate with nonprofits and adjacent jurisdictions for regional effort on affordable housing.	

## **Discussion:**

### **Filing a Housing Discrimination Complaint**

The City of Frisco CDBG staff refers people requesting to file a housing discrimination complaint to the Texas Workforce Commission Fair Housing Program which has been tasked with receiving complaints, investigating allegations, and reconciling complaints concerning fair housing in the rental, sale, financing or appraisal of housing. The state and federal Fair Housing Act prohibits discrimination based on race, color, national origin, religion, sex, disability (mental or physical) or familial status. The Fair Housing Program documents and investigates complaints provides advice about remedies under fair housing laws and coordinates legal services to assist victims of housing discrimination. The Fair Housing Program offers fair housing seminars and presentations to interested parties.

A barrier to fair housing is affordable housing, and in Frisco, the high cost of housing has been created by a demand for housing, both existing and new, which exceeds the current supply. Frisco is perceived as a desirable place to live and has experienced growth in both businesses that wish to operate here and in people who want to reside here. Toyota has moved its headquarters to West Plano, and many people will be moving to the area., and Frisco expects to have many new families move to Frisco as a result. This movement puts a strain on housing availability and drives up prices.

The cost of site acquisition is currently high, and development costs remain high. These costs make Frisco housing construction expensive and put affordable housing out of the reach of low-income households. The City recognizes that land costs, carrying fees, and development fees often make affordable housing development economically unachievable. Therefore, the City waives all permit fees for non-profit developers.

An additional barrier to Fair Housing was identified in the Housing Needs Assessment of the Consolidated Plan as stringent criteria in the mortgage origination process due to the foreclosure crisis, which also is outside the scope and control of City policy. In some instances, issues revolving around personal finances (lack of down payment, credit history, employment history) affect the availability of affordable housing for Frisco residents.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section will describe the City's plan to use 2020 program funds to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The most significant challenge to meeting underserved needs in the coming year will be meeting the increased need for program activities with a limited amount of funding. To overcome this significant challenge, the City will work more efficiently, seek a higher level of collaboration with other agencies and organizations, and aggressively seek opportunities to leverage CDBG funds.

Further, the City recognizes the obstacles of meeting underserved needs in the City. City Council created a general fund Social Service Grant (SSG) several years ago, and it is used to augment social services provided to our low- and moderate-income residents. The budget for this program is based on \$1 per capita which will be used to fund social service agencies that provide healthcare, clothing, food, counseling, education, emergency financial assistance, transitional housing, and domestic violence shelter. The budget for the FY21 general fund Social Service Grant is \$205,000.

Recognizing that transportation is an issue for residents, the City Council has created a new Social Service Grant – Transportation fund. This grant is based on \$0.25 per capita, which will be utilized to provide grantees additional funding to provide transportation options for clients that do not have readily available transportation options. This grant will allow collaboration with other service providers, as well as empower clients to access necessary services to resolve their current barriers to affordable housing.

### **Actions planned to foster and maintain affordable housing**

The City emphasizes seeing that decent, safe, affordable housing is available for low-income residents to the most significant extent possible. Rehabilitation of owner-occupied housing units is a high priority, as these efforts preserve affordable housing units and allow struggling residents to retain their home. Rehabilitation is particularly crucial for extremely low-income and elderly homeowners and may serve to prevent homelessness.

### **Actions planned to reduce lead-based paint hazards**

All CDBG-funded housing rehabilitation projects include a lead-based paint assessment or inspection as required by 24 CFR Part 35. To mitigate and abate lead-based paint hazards, the City provides information and technical assistance to households receiving support under the

Owner-Occupied Housing Rehabilitation program.

### **Actions planned to reduce the number of poverty-level families**

The City will continue to support programs that expand anti-poverty programs for both low-income families as well as families which may be threatened with poverty through homeless prevention strategies. The City of Frisco recognizes that the core of many social and housing problems relates to poverty. The objective of poverty reduction requires programming for broad areas, including increased accessibility of resources, job training and placement, public services, education, and necessary skills development. It is only through comprehensive, coordinated strategies that nurture skills and provide opportunities to gain and retain employment and thus improve the quality of life that people can improve their situation.

Because the nature of poverty is complex and multi-faceted, the City will continue to allocate some CDBG funds for services to very low-income households. Research shows that some of these services may have a direct impact on lowering the poverty rate for family households. Therefore, the City will fund programs such as the Frisco Family Services bi-lingual case management. In addition to case management partially paid for by CDBG funds, the program provides emergency financial resources to individuals and families that require rent/mortgage, utility, medication, and transportation assistance.

### **Actions planned to develop institutional structure**

The City has identified gaps in institutional structure for implementing the Consolidated Plan and methods to enhance coordination among housing agencies and social service providers. These gaps include a lack of enough resources, limited coordination between service providers, and the difficulty of social services agencies in obtaining Frisco-specific data.

The gap in the institutional structure and service delivery system in Frisco was identified as the need for more and better information sharing among agencies and organizations that provide services. The City offers collaboration meeting time for applicants during the annual grant application workshop.

During the past grant year, the City implemented ZoomGrants™ as the appropriate platform for our grant needs. The City offered the grant application process through ZoomGrants™ this grant cycle and received 17 applications for funding. Three (3) subrecipients were chosen to receive CDBG funding (\$95,457). These subrecipients address homeless prevention and homeless services to address immediate needs of Frisco residents. Thirteen (13) subrecipients were chosen to receive Social Service Grant funds (\$205,000), and of those thirteen (13) subrecipients, five (5) were awarded \$33,00 in Social Service Grant – Transportation funding and one (1) non-CDBG/SSG subgrantee was awarded \$2,000 in Social Service Grant – Transportation funding. The City continues to seek new partners and to enhance relationships with existing partners in City departments and social service agencies to improve and better coordinate the delivery of programs and services. The city will seek opportunities to leverage the limited available

resources.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Through the Denton County Homeless Coalition, a program has been implemented to meet with public housing organizations, private housing landlords, municipalities, United Way, and social service organizations to discuss the housing access obstacles facing persons with Housing Choice Vouchers (formerly Section 8) and VA housing vouchers. Housing inventory is down, and demand is up resulting in a dramatic increase in local rents. Renting to individuals without the added government paperwork is preferable to most landlords. This program is trying to build paths for housing voucher holders to secure housing.

### **Discussion:**

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# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

### Introduction:

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

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