

**CITY OF FRISCO**  
**COMMUNITY DEVELOPMENT BLOCK GRANT**  
**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT**  
**PROGRAM YEAR 2013**



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## EXECUTIVE SUMMARY

The City of Frisco receives Community Development Block Grant (CDBG) funds each year from the federal government through the U.S. Department of Housing and Urban Development (HUD). The Consolidated Annual Performance and Evaluation Report (CAPER) is designed to report on the progress in carrying out the Annual Action Plan. The CAPER is also designed to provide the jurisdiction an opportunity to assess its annual performance in relationship to meeting its overall Consolidated Plan priorities and objectives and to discuss what actions or changes it contemplates as a result of its annual performance. This CAPER reports the accomplishments of the ninth year of the City of Frisco CDBG program, October 1, 2013 – September 30, 2014, and the fourth year of the 2010 – 2014 Consolidated Plan.

Some highlights of the 2013 CAPER include:

Agency (Subrecipient)	Accomplishments
Children’s Advocacy Center of Denton County	2,244 persons served.
City of Frisco – Housing Rehabilitation Program	9 homes rehabilitated.
CITY House - Rehabilitation	1 facility rehabilitated.
CITY House – Transitional Living Center	2 persons served.
Frisco Family Services Center	1,227 persons served.
Samaritan Inn	37 persons served.

A total of \$54,234.56 of CDBG funds was expended by the City of Frisco for administration and planning including the following: developing the Annual Action Plan, tracking Activity accomplishments in IDIS, monitoring agencies, holding community issue public hearings for Consolidated Plan, writing the CAPER, and complying with CDBG requirements including Fair Housing Actions.

### I. Summary of Resources and Distribution of Funds

In PY 2013, the City of Frisco’s allocation was \$390,928.00. This amount was added to the carryover unexpended PY 2011 and PY 2012 funds of \$31,387.68. Additionally, the City received program income of \$23,892.52 from the housing rehabilitation program for a total of \$446,208.20. During PY 2013, the City expended \$336,937.14 of these funds. The attached CAPER provides additional detail on how these funds were expended. The remaining PY 2012 and PY 2013 funds of \$109,1271.06, which were not expended in PY 2013 will be carried over to PY 2014.

## II. GENERAL NARRATIVE

### A. Assessment of Consolidated Plan Goals and Objectives

The CDBG programs must address objectives that have been identified in the Consolidated Plan developed through a process that involved citizens' input and opportunity for public comment. The City of Frisco Consolidated Plan Objectives are listed below along with an assessment of the past year's activities.

	<b>Consolidated Plan Objectives</b>	<b>PY2013 Goals</b>	<b>PY2013 Accomplishments</b>
	<b>Housing Objectives</b>		
1.1	Owner-Occupied Housing Rehabilitation	8 units	9 units
1.2	Acquisition	0 lot	0 lot
1.3	First-Time Homebuyers	2 units	0 units
1.4	Transitional Living Facility Rehab	1 unit	1 unit
	<b>Homeless Objectives</b>		
2.1	Transitional Homeless Support	12 persons	2 persons
2.2	Homeless Prevention	1,180 persons	1,264 persons
	<b>Non-Homeless Special Needs Objectives</b>		
3.1	Elderly Persons	0 persons	0 persons
3.2	Disabled Persons	0 persons	0 persons
3.3	Abused Children	50 persons	2,244 persons

The CAPER provides an overview of the City's efforts and accomplishments in addressing its identified community development needs and priorities during the 2013 Action Plan. Please find below a narrative describing the activities, programs, and projects that have contributed to achieving the City's goals and objectives.

The City of Frisco used CDBG administration funds to complete and implement the Annual Action Plan, implement the Annual Action Plan of the Analysis of Impediments to Fair Housing Choice (2010), and complete the CAPER for Program Year 2012. These funds were also used for publishing notices, the partial salary of the Housing Coordinator position, the partial salary of the Rehabilitation Specialist, training, supplies, and partial salary for the Housing and Grants Manager position. Hours dedicated to CDBG were tracked on personnel activity timesheets that were submitted bi-weekly with regular timesheets.

#### **HOUSING OBJECTIVES – 24 CFR 91.215(b)**

Goal No. 1: Maintain the City's current affordable housing stock through home rehabilitation, while also pursuing new opportunities for expansion of affordable housing for Frisco's residents and workforce.

*Objective 1.1: Maintain the City's current affordable housing stock through – Owner-occupied housing rehabilitation.*

The City's goal was to assist 8 owner-occupied housing units with rehabilitation assistance and this goal was met exactly in that 9 owner-occupied housing units received rehabilitation services. This program collected \$23,892.52 in program income, from repayment of housing rehabilitation loans. A total of \$176,119.58 was disbursed through Housing Rehabilitation Activities 52 and 56, see below for the breakdown between activities.

During this year, Housing Rehabilitation Activity 52 completed one (1) housing rehabilitation project located at 7837 Excaliber Road, Frisco, Texas 75035. This activity is completed.

The number of units rehabilitated in Housing Rehabilitation Activity 56 was eight (8). The remaining funds in Activity 56 will be carried over to PY 2014 and these funds, \$89,721.73, will remain obligated to housing rehabilitation in PY2014. The following unit addresses received housing rehabilitation in Activity 56:

12203 Foothill Lane, Frisco, Texas 75035  
10664 Quest Drive, Frisco, Texas 75035  
8100 Bobwhite Drive, Frisco, Texas 75034  
8582 Santa Clara Drive, Frisco, Texas 75034  
10314 Cecile Drive, Frisco, Texas 75035  
9600 Preston Vineyard Drive, Frisco, Texas 75035  
8760 1<sup>st</sup> Street, Frisco, Texas 75034  
6758 Ash Street, Frisco, Texas 75034

*Objective 1.2: Address the need for affordable housing through the acquisition of lots for affordable housing construction.*

There were zero (0) applications received to accomplish this objective, and zero (0) funds were allocated to this objective for PY 2013.

*Objective 1.3: Address the need for affordable decent housing by offering Down Payment Assistance to low to moderate income households.*

The First-Time Homebuyer Down Payment Assistance program funded zero (0) loans in PY 2013, due to the median price of a home in Frisco being \$300,000, and few homes priced below \$150,000. The \$11,848 dedicated to this activity was reallocated by the Social Services and Housing Board on September 10, 2104 to Activity 56, Owner-Occupied Housing Rehabilitation Program and cancelled Activity 57.

*Objective 1.4: Address the need for transitional housing by rehabilitating a single family home to be used for transitional housing for youth.*

One single family home was rehabilitated to serve as a transitional housing facility for youth by Collin Intervention to Youth (CITY House), Activity 58. Of the \$47,391 allocated to this activity, \$47,344 was expended and the remaining balance of, \$47 was reallocated by the Social Services and Housing Board on September 10, 2014 to Activity 56, Owner-Occupied Housing Rehabilitation Program. Activity 58 and Activity 62 share beneficiaries. The first clients moved in September 2014. A total of 2 clients were served through the end of the grant period, September 30, 2014.

## **HOMELESS OBJECTIVES**

Goal 2: Continue to support households at-risk of homelessness with necessary support services, as well as, continue to support programs offering transitional housing opportunities for homeless families and individuals.

*Objective 2.1: The provision of transitional housing programs for homeless persons.*

Collin Intervention to Youth (CITY House), Activity 62, expended \$3,949 to provide transitional housing services to 2 homeless youth. Clients began moving in September of 2014. Activity 62 and 58 share beneficiaries.

*Objective 2.2: Focus on support services, counseling programs and career development focused on insulating Frisco residents from homelessness.*

The Samaritan Inn, a nonprofit provider of services to homeless and at-risk of becoming homeless citizens, used CDBG funds in the amount of \$11,848 to pay rent and or utility payments to housing vendors to prevent thirty-seven (37) Frisco citizens from becoming homeless. The goal of providing services to nine (9) citizens was surpassed by 411%.

During PY 2013, the City of Frisco awarded CDBG funds to Frisco Family Services Center an agency that provides services to persons on the verge of becoming homelessness. This agency expended \$31,594 of CDBG funds to partially fund the salary of a Bilingual Social Worker working in the BASIC program which provides emergency food, clothing, and rent/utility assistance to prevent homelessness. The number of persons receiving services for this program was 1,227.

Other efforts to provide solutions for the homeless include participating in the Collin County Homeless Coalition, a homeless coalition working to end chronic homelessness in Collin County. Stacy Brown, City of Frisco 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 PY 2005-2009 Consolidated Plan.

As a panelist on the *See Me Now Homeless Teen Awareness Event* held on November 15, 2013 in Frisco, Texas, Stacy Brown presented information on the City of Frisco's

initiatives to address homelessness. On January 27, 2014, Stacy Brown was a speaker during the *Face of Homelessness* Event held at Collin College in Plano, Texas.

On the regional level, the Housing and Grants Manager, 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.

### **New Services for the Homeless**

The City continues to work with a community group, Frisco Youth Initiative (FYI), of service providers, church, businesses, and interested citizens to address the problem of homeless unaccompanied youth. This group develops long-range service plans for unaccompanied homeless youth in Frisco.

Frisco Youth Initiative has partnered with CITY House to with the development of transitional housing for youth and a Teen Resource Center, for homeless and at-risk of becoming homeless teens. The Teen Resource Center will be partially-funded by CDBG in PY 2014.

## **NON-HOMELESS SPECIAL NEEDS OBJECTIVES**

Goal 3: Improve the lives of special needs populations.

*Objective 3.1: Support through public service funding, support services and programs for elderly persons.*

There were zero (0) CDBG funds allocated to this objective for PY 2013. The program was funded by the City Social Services Grant which is funded from the general fund.

*Objective 3.2: Support through public service funding, support services and programs for disabled persons.*

There were zero (0) applications received or programs developed to address services for disabled persons.

*Objective 3.3: Support through public service funding, support services and programs for abused children.*

The sum of \$11,848 was expended by the Children's Advocacy Center of Denton County to provide services to 2,244 abused children.

### **B. Affirmatively Furthering Fair Housing**

An Analysis of Impediments to Fair Housing Choice was completed for the City of Frisco in April 2010 by BBC Research and Consulting, Inc. During PY 2013, the City

of Frisco has taken actions to address the Impediments to Fair Housing Choice. These actions are summarized in the Annual Summary of Actions to Address Impediments to Fair Housing Choice which follows the Analysis of Impediments to Fair Housing Choice below.

### **Summary of Impediments to Fair Housing Choice**

**Impediment 1: Residents are unaware about how to report fair housing/ violations.** Citizens could benefit from education and training about fair housing issues, according to a resident survey. Although many residents facing discrimination opted to not report their housing discrimination, it is important for residents interested in reporting fair housing violations to know whom they should contact. In effort to increase resident awareness on fair housing issues, the City does place fair housing educational advertisements in the local newspaper annually.

**Impediment 2: Insufficient affordable housing.** A lack of affordable housing is not specifically an impediment; however, it can indirectly lead to housing discrimination if competition is created over what may be a need for more affordable rental units. Competition over rental units may provide landlords with an opportunity to use their discretion in choosing tenants based on criteria protected under the Fair Housing Act. There are currently unmet affordable housing needs for the City's lowest income residents. The City recently supported a developer's application to the State to obtain tax credits for a project in Frisco. Although local residents have been vocal in not supporting the project, it will bring in more affordable housing opportunities for the City's lowest earners.

**Impediment 3. NIMBYism.** Frisco residents value the small town feel of Frisco, safe neighborhoods and quality schools. Residents fear that low income and workforce housing may change the dynamics of the community and compromise the things they value most within the City. Frisco's slightly disadvantaged in that, as a new and fast growing community, it is likely that most residents have moved to Frisco from other places. They bring with them a perception of what worked and did not work in those communities. This will create challenges for the City and may create barriers to enforcing fair housing activities.

**Impediment 4. Discrimination** The resident survey found minimal housing discrimination in Frisco. However, online participation in the survey was high, indicating that some input from the City's lowest income residents may have been excluded. These are the residents most likely to experience housing discrimination. As seen in the resident survey, as well as other communities, the majority of citizens take no action when faced with perceived housing discrimination. Therefore, housing discrimination may be occurring in Frisco and go unreported. However, given the demographic composition of Frisco, it is likely that discrimination is not widespread.

**Action Plan**

On July 29, 2010, the City Council of Frisco, Texas adopted the following Action Plan to address the Impediments to Fair Housing Choice that were found in the Analysis of Impediments to Fair Housing Choice. The City of Frisco will plan activities for reducing fair housing impediments:

- 1. Increase citizens' understanding of fair housing laws.*
- 2. Partner with the Frisco Family Services Center to offer a fair housing awareness class, as well as basic finance courses targeting the City's minority populations.*
- 3. Train staff working with HOA Covenants, Conditions and Restrictions (CC&Rs) to understand how HOAs may be violating the Fair Housing Act.*
- 4. Explore ways to foster affordable housing development in the City.*

See the matrix on the next two page for the City of Frisco Analysis of Fair Housing Choice Action Plan – Accomplishments from October 1, 2010 through September 30, 2014.

**Analysis of Impediments to Fair Housing Choice  
Action Plan and Accomplishments  
October 1, 2010 to September 30, 2014**

Goal	10/1/2010 – 9/30/2011	10/1/2011 – 9/30/2012	10/1/2012 – 9/30/2013	10/1/2013 – 9/30/2014
1. Increase citizens' awareness of fair housing laws.				
a. Info on website	February 2011 – Fair Housing Act Information Placed on Website on the Community Development Page and the Down Payment Assistance Page.	Fair Housing Act Information and Events updated as needed on Website on the Community Development Page and the Down Payment Assistance Page.	The Community Development Page and the Down Payment Assistance Page of the Frisco website, <a href="http://www.friscotexas.gov">www.friscotexas.gov</a> provide Fair Housing information and upcoming events.	The Community Development Page and the Down Payment Assistance Page of the Frisco website, <a href="http://www.friscotexas.gov">www.friscotexas.gov</a> provide Fair Housing information and upcoming events.
b. FFSC presentation	This seminar became a public event with staff from other cities, City of Frisco staff, realtors, HOA representatives, and citizens in attendance on 3/3/11.	Public Fair Housing Seminar at City Hall September 12, 2012.	A public Fair Housing Seminar was held at City Hall on September 26, 2013 facilitated with North Texas Fair Housing Center.	A public Fair Housing Seminar was held at City Hall on September 18, 2014 facilitated with North Texas Fair Housing Center.
c. FFSC will place Fair Housing brochures including: (Equal Opportunity For All and Are You a Victim of Housing Discrimination? in their lobby.	As of 11/17/2010 FFSC displays Fair Housing Brochures in English and Spanish.	Fair Housing Brochures are supplied to FFSC for public display.	Fair Housing Brochures were supplied to FFSC for public display.	Fair Housing Brochures were supplied to FFSC for public display.
d. City Staff will have a booth and pass out Fair Housing Brochures and promotional items during the Merry Main Street City Event and other events.	City staff passed out brochures on Fair Housing at the Annual Main Street Event on December 4, 2010.	City staff passed out Fair Housing information to Frisco Housing Authority residents during Section 3 survey interviews October 25 and 26, 2011. The Merry Main Street event was cancelled due to inclement weather.	City staff passed out brochures on Fair Housing at the Annual Merry Main Street Event on December 1, 2012.	Merry Main Street was cancelled due to inclement weather, but Fair Housing information was distributed during three other events: (1) Town Hall Meeting, October 7, 2014, (2) the Grant Application Workshop, February 20, 2014, and (3) during the Grant Award Workshop, September 18, 2014.
e. City Staff presented Fair Housing Information the public during the Fair Housing Symposium held on April 30, 2014.				The Housing and Grants Manager, Stacy Brown, was a speaker at the Fair Housing Summit held at the Morton Meyerson Center in Dallas, Texas, April 30, 2014.
2. Partner with FFSC to offer a Fair Housing Class and Finance Class	The Fair Housing Seminar was held on March 3, 2011 at City Hall and facilitated by HUD staff. The Finance class is held monthly at FFSC.	The Fair Housing Seminar was held on September 12, 2012, and the Finance Class is held monthly at FFSC.	The Fair Housing Seminar was held on September 26, 2013 and Finance (Budgeting) Classes are held monthly.	The Fair Housing Seminar was held September 18, 2014 and Finance (Budgeting) Classes are held monthly.
3. Train City Staff working with HOA's on the understanding of how the Fair Housing Act governs improvements made by persons with disabilities. (Goal one training class per year.)	City of Frisco staff were trained at the Fair Housing Seminar held on March 3, 2011.	The Fair Housing Seminar was held on September 12, 2012.	Trained the Neighborhood Planner on Fair Housing issues. A Fair Housing Seminar was held during the Annual HOA Summit in November of 2013.	The Fair Housing Seminar was held September 18, 2014.
4. Explore Ways to Develop Affordable Housing	a) On April 5, 2011, the City Council approved a revised Comprehensive Zoning	a) A contractual relationship with ICP assisted on the current development of a 134	a) North Court Villas, a tax credit property consisting of 134 units was	a) Worked with Collin Intervention to Youth (CITY House) to rehabilitate a home

	<p>Ordinance which included the lowering of the minimum square footage requirement of single family homes from 1800 sq.ft. to 800sq.ft.</p> <p>b) A contractual relationship with ICP assisted on the current development of a 134 unit low-income housing apartment complex. The Developer has been issued tax credits.</p> <p>c) Working with North Collin County Habitat for Humanity to develop affordable housing through CDBG funds for acquisition, one new affordable home has been constructed this year, 8725 7<sup>th</sup> Street.</p> <p>d) On May 3, 2011, the City Council approved a new Fair Housing Ordinance which mirrors the federal Fair Housing Act.</p>	<p>unit low income housing apartment complex. The developer is in the construction phase.</p> <p>b) Working with North Collin County Habitat for Humanity to develop affordable housing through CDBG funds for acquisition, one new home has been constructed this year, 7176 Pecan Street.</p>	<p>completed in August of 2013 and is 100% occupied.</p> <p>b) Working with North Collin County Habitat for Humanity to develop affordable housing through CDBG funds for acquisition, one new home has been constructed this year, 5640 Sheli Lane.</p>	<p>to provide transitional housing for youth.</p> <p>b) Working on the City Comprehensive Development Plan to identify policies and objectives needed to increase affordable housing in the city.</p>
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A Fair Housing Information Session was held September 18, 2014 at the George A. Purefoy Municipal Center, the public was invited, and a Notice was published in the newspaper, *Frisco Enterprise*, and on the City’s website. The North Texas Fair Housing Center facilitated the seminar. In addition, City staff hand-delivered notices of the event to every multi-family complex in the City. In addition, Housing and Grants Manager, Stacy Brown, made a presentation on Fair Housing issues at the Fair Housing Symposium held at the Morton Meyerson Center in Dallas, Texas on April 30, 2014.

In support of its efforts to affirmatively further Fair Housing Choice, the Affordable Housing Department acts as a resource for fair housing complaints. No fair housing complaints have been received by staff during the program year. The City remains active in attending related training. Concepts learned in training and interactions with the community contribute to a successful move toward affirmatively furthering Fair Housing.

In PY2013, the City of Frisco operated the CDBG Housing Rehabilitation Program to directly further fair housing by making funds available to low-moderate income households to rehabilitate homes.

The City of Frisco through its’ policy of no permit fees for non-profit developers of affordable housing seeks to support the building of affordable housing. One of the beneficiaries of this policy during PY 2013 was Collin Intervention to Youth (CITY House).

**C. Affordable Housing**

This section shall include an evaluation of the City of Frisco’s progress in meeting its

specific objective of providing affordable housing, including the number of types of families served. This element of the report includes the number of homeless persons, extremely low-income, low-income, moderate income, and middle-income persons served.

### **Affordable Housing Beneficiaries**

Table 1 shows the number and types of families served in the affordable housing programs according to income level. These programs include: Homeless Prevention Programs, the Transitional Housing Program, and the Housing Rehabilitation Program.

**TABLE 1**  
**Income of Families receiving Homeless Prevention Programs, Transitional Housing Program, and Housing Rehabilitation Program PY 2013**

<b>Income Level</b>	<b>Proposed Number of Families</b>	<b>Actual Number of Families</b>
Extremely low- income	622	176
Low Income	256	125
Moderate Income	142	66
Middle Income	10	26

In Table 2, persons that are receiving the following services: Homeless Prevention Programs, Transitional Housing Program, and Housing Rehabilitation Program are identified according to race and ethnicity.

**TABLE 2**  
**Race and Ethnicity of Persons receiving Homeless Prevention Programs, Transitional Housing Program, and Housing Rehabilitation Program PY 2013**

<b>Race</b>	<b>Number of Persons</b>	<b>Ethnicity/Hispanic</b>
American Indian/Alaskan Native	14	
Asian	25	
Asian and White	0	
Black/African American	498	
Black/African American & White	0	
White	731	404
Other Multiple Race combinations	4	
Balance of individuals reporting more than 1 Race	0	

### **Homeless Persons Served**

During this program year, the City of Frisco allocated CDBG funds to rehabilitate a home to provide transitional living services for youth and also to operate the facility. The rehabilitation of the facility was completed in July 2014, and the first clients moved in September 22, 2014. The Transitional Living facility housed two homeless eighteen year olds. At this time, there are no emergency shelters for homeless persons in the City of Frisco. Homeless persons are referred to shelters in McKinney and Plano. During the

program year, thirteen (19) homeless persons from Frisco received services from the Samaritan Inn, homeless shelter in McKinney, sixteen (16) homeless children and from Frisco received housing and services from Our Friend's House, a shelter for birth to 17 year olds, in Collin County; and zero (0) homeless persons received housing and services from Hope's Door, the domestic violence shelter in Plano. Frisco Independent School District (FISD) reported serving two hundred four (204) homeless students during the 2013-2014 school year.

#### **D. Homelessness (91.520(c))**

This section includes a discussion of homeless persons served and specific objectives for reducing and ending homelessness through outreach, emergency and transitional housing, transitioning persons to permanent housing, shortening the time persons are homeless, facilitating access to affordable housing, preventing homeless persons from becoming homeless again, and homeless prevention.

As was discussed earlier, there are no shelters for homeless persons in the City of Frisco. Homeless persons, except the new transitional housing facility for homeless women ages 18 -22, are referred to shelters in McKinney and Plano. Frisco Independent School District (FISD) served two hundred four (204) homeless students in during the 2013-2014 school year.

#### **Outreach**

CITY House established a Teen Resource Center for homeless and at-risk of becoming homeless teens in Frisco in the Spring of 2014. Free counseling and services are available for homeless and at-risk of becoming homeless teens and their families. Through the Collin County Homeless Coalition, outreach is conducted through school districts, Collin College, and homeless service providers. In addition, during Homeless Awareness Week (November 2013) and the Annual Homeless Census (January 2014) extra efforts were made to engage homeless person in services. Prevention programs include paying rent and utilities for persons on the verge of homelessness. These programs are administered with CDBG funds through the Samaritan Inn and Frisco Family Services Center.

#### **Emergency and Transitional Housing**

The only emergency shelter serving Frisco is the Samaritan Inn and they remain 100% occupied, thus there is truly no emergency shelters. The faith community has responded by paying for hotel stays for homeless families. Hope's Door the domestic violence shelter also remains 100% occupied. CITY House's youth shelter is available for children 0 – 17.

In Frisco, CITY House established a transitional living facility for women ages 18-22 during PY 2013. Other transitional living programs outside of Frisco but in Collin county include: Samaritan Inn, Hope's Door, CITY House's transitional living homes, one for males and one for females in Plano.

#### **Permanent Housing**

The only permanent supportive housing in Collin County is LifeNet for persons with

mental disabilities. This program only has 8 beds. This program is funded through the CoC.

### **Shortening Homeless Periods**

At this time, shortening homeless periods is difficult because Collin County and Frisco do not have the capacity to house homeless persons. All of the tax credit properties are 100% occupied and Frisco Housing Authority has a 5 year waiting list. Additional affordable housing is needed to alleviate homelessness among working citizens.

### **Facilitating access to affordable housing**

The City of Frisco facilitates access to affordable housing when it is available through the Frisco Housing Authority, City Funded Down Payment Assistance Program, and in August 2013 through the completion of a tax credit property.

### **Preventing rebound homelessness**

The City of Frisco tries to prevent rebounding into homelessness through the rent and utility payment program to keep people in their homes, and the provision of life skills classes including budgeting. The homeless prevention program is available through the Samaritan Inn and Frisco Family Services Center. The Frisco Library offers free online courses to increase citizens skills and job readiness.

### **Homeless Prevention**

Prevention programs include paying rent and utilities for persons on the verge of homelessness. These programs are implemented by the Samaritan Inn and Frisco Family Services Center with CDBG funds.

As the City of Frisco rapidly grows and continues to provide strong amenities such as highly rated schools and recreational facilities. The major barrier to affordable housing has become a limited supply of affordable housing combined with high land and construction costs in the new housing market. Since only 4% of the current housing stock was built before 1980, very few low cost homes are for sale in Frisco. The homes that are available at lower prices are typically older and in poor condition and/or sell very quickly.

According to the 2012 American Community Survey, the median appraisal of a single family home in Frisco was \$249,000. In 2000, the median gross rent in Frisco was \$850. In 2012, the median rent had increased to \$1,195, or by 40 percent.

The following table shows affordable multi-family rental units that target low-moderate income households.

### **Properties Assisted by Local, State or Federally-funded Housing Programs**

<b>Property Name</b>	<b>Number of Units</b>	<b>Type of Assistance</b>
Stonebrook Village Apartments	216	Low Income Housing Tax Credit Property
Frisco Villas	20	Public Housing Authority
Preston Trace	40	Low Income Housing Tax

		Credit Property
North Court Villas	134	Low Income Housing Tax Credit Property

**Cost burden.** In the housing industry, housing affordability is commonly defined in terms of the proportion of household income that is used to pay housing costs. Housing is “affordable” if no more than 30 percent of a household’s monthly income is needed for rent, mortgage payments and utilities. When the proportion of household income needed to pay housing costs exceeds 30 percent, a household is considered “cost burdened.” As shown in the Analysis of Impediments to Fair housing Choice (2010) the percentage and number of households (owner and renter) currently cost-burdened in Frisco, renter households earning less than \$35,000 find it difficult to rent in Frisco without being cost-burdened, as do homeowner households earning less than \$75,000.

The 2012 the ACS estimated that of cost burdened households, 39 % of renter households are cost burdened and 24% of homeowner households are cost burdened.

**City Actions.** The City of Frisco works to promote the acceptance of affordable housing and current housing options in the community as seen in the Analysis of Fair Housing Choice Table, in an effort to maintain a supply of affordable housing through several avenues. Please see the Table on pages 10, and11 for more details.

During this past year, nine (9) homes received assistance through the CDBG Housing Rehabilitation program. When affordable land is available, the City supports the building of affordable homes by allocating CDBG funds to North Collin County Habitat for land acquisition for the building of affordable homes for income eligible families.

In addition, a contractual relationship with ICP assisted in the development of a 134 unit low-income housing apartment complex, North Court Villas. The complex was completed in August 2013 and is 100% occupied.

The City does not have a housing rehabilitation program to serve renters at this time.

***Addressing worst-case needs***

The City passed a multifamily ordinance in PY 2007 in which owners of multifamily complexes are required to register with the City. The City inspects the property on an annual basis. This process is an effort in early detection of structure problems. Owners are required to keep their property up to standard. One of the subrecipients, Frisco Family Services Center, provides financial assistance to clients, and may help relocate a family that is in substandard rental property. The Samaritan Inn, another subrecipient, provides homeless prevention services through the payment of rent and utilities if feasible and shelter for persons who become homeless.

***Addressing the needs of persons with disabilities***

The City of Frisco municipal center was built in 2006. It is 100% ADA compatible and accessible to the disabled.

**Transportation.**

The Texoma Area Paratransit System (TAPS) provides low cost transportation for the

elderly, low income persons, and disabled persons as well as the general population.

**Housing Rehabilitation.**

Program staff for the Housing Rehabilitation program interview disabled citizens in their home. Home repairs and enhancements for the disabled may be completed through the Housing Rehabilitation Program.

**E. Continuum of Care**

The Metropolitan Dallas Homeless Area Continuum of Care (MDHA), which includes Collin County, was awarded funds to assist homeless families and persons through the Supportive Housing and Shelter Plus Care Programs. One of the SHP grants were awarded to an organization in Collin County, LifePath systems for \$175,649 for eight (8) permanent supportive housing units. LifePath will not apply for grant funds in the next cycle. LifeNet of Dallas will be taking over LifePath's client caseload. The service area for LifePath Systems includes the City of Frisco. Hope's Door, domestic violence shelter, also serves Frisco and was awarded two transitional housing grants totaling, \$235,618.

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 PY 2005-2009 Consolidated Plan. On the regional level, the Housing and Grants Manager, Stacy Brown, 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. Ms. Brown also serves on the CoC Steering Committee.

On the regional level, the Housing and Grants Manager, 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

**Frisco Youth Initiative and CITY House**

The City continues to work with a community group, Frisco Youth Initiative (FYI), of service providers, church, businesses, and interested citizens to address the problem of homeless unaccompanied youth. This group develops long-range service plans for unaccompanied homeless youth in Frisco.

Frisco Youth Initiative has partnered with CITY House to with the development of transitional housing for youth and a Teen Resource Center, for homeless and at-risk of

becoming homeless teens. The Teen Resource Center will be partially-funded by CDBG in PY 2014.

#### **F. Other Actions**

The subjects below are expanded in the Analysis of Impediments to Fair Housing Choice (2010).

***Addressing Obstacles to meeting underserved needs*** – In 2006, the City of Frisco recognized the obstacles of meeting underserved needs in the City and decided to create a General Fund Social Service Grant which provides funding to social service agencies serving the underserved. In addition, the City has formed a group, Frisco Youth Initiative, to address the issue of homeless unaccompanied youth. Through Frisco Youth Initiative, CITY House completed two major projects in Frisco in PY 2013. A transitional living home for young women was purchased and rehabilitated, and a Teen Resource Center opened.

***Foster and maintain affordable housing*** – Through the Housing Rehabilitation Program, the city fosters and maintains affordable housing. The Housing Rehabilitation Program completed nine (9) projects in PY 2013.

***Eliminate barriers to affordable housing*** –The Affirmatively Furthering Fair Housing section of this CAPER details the Action Plan the City has adopted and implemented to eliminate barriers to affordable housing. In addition, the Housing Rehabilitation Program is marketed through such avenues as the local newspaper, cable TV, community fairs, the city website on the home page, and walking neighborhoods delivering flyers, the city hopes to reach citizens who could benefit from these programs.

***Institutional Gaps*** -- In an effort to eliminate gaps in institutional structures, the City remains actively involved with outside agencies and regional governmental entities. The City coordinates with public service agencies and surrounding communities to address public service needs related to housing activities and the underserved. The City participates with Frisco Housing Authority, Frisco Family Services Center, United Way of Metropolitan Dallas, Collin County Services Association, Metro Dallas Homeless Alliance, the Collin County Homeless Coalition, and the Frisco Independent School District, and Collin College to maximize resources for the provision of services to the homeless and other at risk low-income households.

***Public Housing and Resident Initiatives*** – The annual environmental documentation was completed by City Staff for the Frisco Housing Authority. Fair housing flyers were distributed to each household.

**Reducing Lead-based paint Hazards** - The City of Frisco has had no reported incidents of lead contamination related to the use of lead-based paint and its housing stock. This is mostly due to the relatively young age of the housing stock of which only

about 1227 units of the current housing stock was built prior to 1978.

Also, all CDBG funded housing rehabilitation projects include a lead based paint assessment and/or inspection as required by 24 CFR Part 35. The owner-occupied housing rehabilitation program will continue into PY 2014.

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.

***Compliance and Monitoring*** - The standards and procedures followed by CDBG staff to monitor activities include: (1) a schedule of rehab activities, (2) a schedule of administrative activities, and (3) a schedule of subrecipient activities. These schedules are reviewed by staff monthly and presented to the Social Service and Housing Board annually. Goals and objectives of the annual Action Plan are reviewed by staff quarterly and steps are taken to try to meet goals and objectives. 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 CDBG Rehabilitation Specialist as needed according to the activity schedules above. The CDBG program funds the following positions: a Rehabilitation Specialist position, a Housing Coordinator position, and as needed Housing and Grants Manager.

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 and Grants Manager. If the invoice is approved by the Housing and Grants Manager, it is submitted to the Finance Services Department for approval and payment.

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 insure 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.

**Anti-Poverty Strategies** - The City is supporting several agencies actively working on poverty issues. The City Council awarded a City of Frisco General Fund Social Service Grant in PY 2013 to Frisco Family Services Center. In addition to emergency food and financial services, this agency provides educational workshops on budgeting, finances, educational goals, and securing employment. Also, Frisco Family Services Center distributes college scholarships to students in low income families. Frisco Independent School District Foundation also distributes college scholarships to low income families. 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 with educational seminars including computer software applications. CITY House assists clients in securing funds for college and job training.

The City envisions continuing to support programs that expand antipoverty programs for both lower income families as well as to families which may be threatened with poverty through homeless prevention strategies.

**Displacement** – No activities for the program year involved acquisition, rehabilitation rental, or demolition of occupied property.

## G. Leveraging Resources

### CDBG Resources

The City of Frisco is able to provide funding to public service agencies that is used as leverage for obtaining additional funding. In PY 2013, the following funding was leveraged in the awarding of the City of Frisco CDBG funds.

#### PY 2013 Programs and Leverage

Program	CDBG Funds Awarded	Funds Leveraged
Children’s Advocacy Center of Denton County	11,848.00	\$1,238,152.00 – grants, donations
City of Frisco – Housing Rehabilitation	\$229,055.00	\$23,892.52 loan repayments and \$15,000.00 vehicle and phone use
CITY House – Transitional Living Home Rehabilitation	47,344.00	\$291,656.00 - donations
CITY House – Transitional Living Operating	\$3,949.00	\$244,287.00 - donations
Frisco Family Services	\$31,594.00	\$44,629.00 – private donations
Samaritan Inn	\$11,848.00	\$0

### **Other Federal Funding Resources**

The Metropolitan Dallas Homeless Area Continuum of Care (MDHA), which includes Collin County, was awarded HUD funds to assist homeless families and persons. One of the grants awarded was to an organization in Collin County, LifePath Systems for \$175,649 for eight (8) permanent supportive housing units. LifePath will not apply for grant funds in the next cycle. LifeNet of Dallas will be taking over LifePath's client caseload. The service area for LifePath Systems includes the City of Frisco. Hope's Door, domestic violence shelter, also serves Frisco and was awarded two transitional housing grants totaling, \$235,618.

### **State Funds**

Through the state of Texas, Low Income Housing Tax Credits are available to developers of affordable housing projects. Currently, three LIHTC properties are located in the City of Frisco: Stonebrook Village Apts., Preston Trace Apartments, and the newest North Court Villas. This complex was made possible through a contractual relationship with ICP which assisted with the development of a 134 unit low income housing apartment complex which was completed in August 2013 and is 100% occupied.

### **City of Frisco General Funds**

Annually, the City of Frisco allocates \$1 per capita to the Social Service Grant to be used to fulfill the same goals as the public service funding. In PY2013, \$135,000 was allocated to local social agencies in which citizens received services.

## **H. Citizen Comments**

The City of Frisco continues to follow the Citizen Participation Plan established for all CDBG activities. A notice was published in the local newspaper, *Frisco Enterprise*, October 17, 2014 announcing the availability of the PY 2013 CAPER for public examination and citizen comment. The public review period began on October 17, 2014 and ran through December 1, 2014. The CAPER document was available on the City's website, [www.friscotexas.gov](http://www.friscotexas.gov), and at City Hall. No public comments were received during the public comment period. An advertised Public Hearing was held on November 12, 2014 by the Social Services and Housing Board. No one provided comments at the Public Hearing. Frisco City Council approved the CAPER for submission on December 2, 2014.

## **I. Self-Evaluation**

This was the fourth year of the five year Consolidated Plan, 2010 - 2014. As you can see from the Table on page 21, the Consolidated Plan Objectives are measured according to the five year goal and the subsequent accomplishments by year and overall.

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, see Table below.

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.

Please see the Table below for specific accomplishments of Consolidated Plan Goals.

**Consolidated Plan Goals and Accomplishments, Program Years 2010 - 2014**

	<b>Consolidated Plan Objectives</b>	<b>5 Year Goals/ Accomplishments</b>	<b>Year 1 Accomplishments</b>	<b>Year 2 Accomplishments</b>	<b>Year 3 Accomplishments</b>	<b>Year 4 Accomplishments</b>
	<b>Housing Objectives</b>					
1.1	Owner-Occupied Rehabilitation	50 units/46 units	14 units	11 units	12 units	9 units
1.2	Acquisition	2 lots/3 lots	1 lot	1 lot	1 lot	0 lots
1.3	First-Time Homebuyers	3 units/3 unit	3 units	0 units	0 units	0 units
1.4	Transitional Living Rehab	1 unit/1 unit	0 units	0 units	0 units	1 unit
	<b>Homeless Objectives</b>					
2.1	Transitional Homeless Support	100 persons/3 persons	0 persons	0 persons	0 persons	3 persons
2.2	Homeless Prevention	4,973 persons/4,426 persons	1023 persons	1103 persons	1,036 persons	1,264 persons
	<b>Non-Homeless Special Needs Objectives</b>					
3.1	Elderly Persons	800 persons/239 persons	81 persons	64 persons	94 persons	0 persons
3.2	Disabled Persons	50 persons/0 persons	0 persons	0 persons	0 persons	0 persons
3.3	Abused Children	50 persons/2,244 persons	0 persons	0 persons	0 persons	2,244 persons

**J. Monitoring**

- a. Subrecipient agencies are monitored by the Housing Coordinator and/or Housing and Grants Manager in January and February for the year ending in September of the previous year with an on-site visit to examine client files and financial documents.
- b. Program Year 2012 Activities were monitored January 24, 2014, February 4, 2014, and March 4, 2014. For PY 2012, the following public service agencies’

activities were found in compliance and closed:

Agency Name	Activity	Date Monitored
Collin County Committee on Aging	53	February 4, 2014
Frisco Family Services Center	54	March 4, 2014
Samaritan Inn	55	January 24, 2014

## CDBG NARRATIVE AND ACCOMPLISHMENTS

### A. Assessment of Use of Funds

The activities funded from the CDBG program for PY 2013 corresponded directly to activities budgeted in the Annual Action Plan and the goals of the Consolidated Plan. Funds that were not spent by September 30, 2014 have been carried forward into PY 2014.

The results are summarized below:

Use of Funds	Budgeted Includes Program Income and Carryover	Actual	Remaining Funds	% Budget Used
Administration	\$73,783.89	\$54,234.56	\$19,549.33	74%
Public Services	\$59,239.00	\$59,239.00	\$0	100%
Housing/Real Property	\$313,185.31 Activities 52,56, 58, and PI	\$223,463.58	\$89,721.73	71%
Total	\$446,208.20	\$336,937.14	\$109,271.06	76%

### B. Assessment of Performance on Consolidated Plan

This section of the 2013 CAPER assesses the City's efforts in carrying out the planned actions described in the plan as part of the City's certification that it will follow the adopted and HUD approved Consolidated Plan. The items below are outlined to highlight that the City of Frisco has endeavored to implement all planned actions and strategies.

In accordance with the PY 2010-2014 Consolidated Plan, the City of Frisco has:

- Followed an adopted and HUD-approved Citizen Participation Plan;
- Implemented all activities, programs and projects in accordance with all applicable local, State and Federal laws;
- Used all CDBG funds exclusively for the **three national objectives** and complied with the **overall LMI persons requirement**; and
- Followed **anti-displacement** policies and complied with the requirements of the Uniform Relocation Act and Section 104(d).
- During this program year, the City **pursued all resources** as identified in the FY2012 Action Plan.
- There were no requests for **certifications of consistency** for HUD programs during this program year.
- The City did not take any actions that **hindered implementation of the Consolidated Plan**.

### C. Performance Measurement System - 91.220(e)

The following Table shows the Performance Objective/Outcome, Goal, and Accomplishment for the Program Year 2013.

Objective - Outcome	Goal	Accomplishment
DH - 2 (1)	0	0
DH - 2 (2)	2 units	0 units
DH - 3 (1)	8 units	9 units
SL - 1 (1)	1,180 persons	1,264 persons
SL - 1 (2)	0	0
SL - 1 (3)	1 facility; 12 persons	1 facility; 2 persons
SL - 1 (4)	0	0
SL - 1 (5)	50 persons	2,244 persons

#### DH-2 AFFORDABILITY OF DECENT HOUSING

**Objective: Decent Housing**

**Outcome: Affordability**

**DH-2.1 Address the need for affordable decent housing by assisting with the acquisition of property to construct housing for low-moderate income Frisco households.**

Frisco low-moderate income households will be able to afford decent housing.

**DH-2.2 Address the need for affordable decent housing by offering Down Payment Assistance to low-moderate income households.**

First-time homebuyers of low-moderate income will be able to afford decent housing.

#### DH-3 SUSTAINABILITY OF DECENT HOUSING

**Objective: Decent Housing**

**Outcome: Sustainability**

**DH-3.1 Address the need for sustainable decent housing by assisting with the rehabilitation of properties that are owner-occupied by low-moderate Frisco households.**

Low-Moderate income households will have access to home repair services for the purpose of providing decent housing.

### **SL-1 AVAILABILITY /ACCESSIBILITY OF SUITABLE LIVING ENVIRONMENT**

**Objective: Suitable Living Environment**

**Outcome: Availability/Accessibility**

**SL-1.1 Improve the availability of a suitable living environment by expanding social Service support capacity to low- moderate income residents of the City of Frisco.**

Low-moderate income persons at-risk of becoming homeless will have access to financial assistance for rent and or utility payments, food and clothing.

**SL-1.2 Improve the accessibility of a suitable living environment by Providing support services to low and moderate income seniors.**

Elderly persons will have access to services which may include feeding programs, and transportation for the purpose of enhancement of a suitable living environment.

**SL-1.3 Improve the availability of a suitable living environment by providing Transitional housing to homeless households.**

Homeless households will have access to transitional housing for the purpose of creating a suitable living environment.

**SL-1.4 Improve the availability of a suitable living environment by expanding social Service support capacity to disabled residents of the City of Frisco.**

Disabled persons will have access to services for the purpose of creating a suitable living environment.

**SL-1.5 Improve the availability of a suitable living environment by expanding social service support capacity to abused children.**

Abused children will have access to services for the purpose of creating a Suitable living environment.

**D. CDBG Funds and Beneficiaries**

During PY 2013, CDBG funds benefited the following households:

**Income of Households receiving a Benefit from CDBG Activities  
PY 2013**

<b>Income Level</b>	<b>Actual Number of Households</b>
Extremely low income	518
Low Income	225
Moderate Income	234
Above 80% of Median Income	226

**E. Changes in Program Objectives**

The Social Services and Housing Board made the decision to not fund the Down Payment Assistance Program in PY 2012 and cancelled Activity 57, Down Payment Assistance in PY 2013. This decision does not affect the three Consolidated Plan Objectives.

**F. Neighborhood Revitalization Strategies**

The City of Frisco does not receive funds for Neighborhood Revitalization Programs.

**G. Section 108 Loan Guarantees**

The City of Frisco does not have any Section 108 Loan Guarantees.

**H. Geographic Distribution**

All CDBG funds were provided as a direct benefit to LMI persons city-wide.

Based on the 2010 Census, only one Census Tract, 304.06, has been identified as having a low-mod population that earns less than 80% of median income. This area's boundaries include: the north boundary is Stonebrook, the south boundary is Lebanon Road, the east boundary is Preston Road, and the west boundary is Parkwood. This area also encompasses the Mobile Home Park area at Lebanon Road and Preston Road. In addition, this census tract contains 350 units of tax credit housing. It is noteworthy that in the middle of this census tract lies a subdivision of homes valued between \$800,000 and \$2,000,000.

