

City of Plano – July 2019 – Ordinances and Resolutions

Resolution No. 2019-7-1(R): To repeal Resolution No. 2010-2-8(R) regarding the creation, appointment, terms, rules and guidelines of the Plano Photographic Traffic Signal Advisory Committee; and providing an effective date.

Resolution No. 2019-7-2(R): To approve a contract with the Texas Department of Housing and Community Affairs in an amount not to exceed \$133,789 for the Homeless Housing and Services Program under Texas Government Code §2306.2585; designating the City Manager as Chief Executive Officer and authorized representative of the City for the purpose of executing the contract consistent with this resolution, giving required assurances, acting in connection with said contract, and providing required information; and providing an effective date.

Resolution No. 2019-7-3(R): To approve a contract with the Texas Department of Housing and Community Affairs in a total amount not to exceed \$40,956 for the Homeless Housing and Services Program Youth Set-Aside under Texas Government Code §2306.2585; designating the City Manager as Chief Executive Officer and authorized representative of the City for the purpose of executing the contract consistent with this resolution, giving required assurances, acting in connection with said contract, and providing required information; and providing an effective date.

Ordinance No. 2019-7-4: To repeal Ordinance No. 2007-8-25 codified as Chapter 12, Article X., Automated Traffic Signal Enforcement, Sections 12-260 through 12-269 of the Code of Ordinances of the City of Plano; and providing an effective date.

Resolution No. 2019-7-5(R): To call for a public hearing on the creation of a public improvement district, the Collin Creek East Public Improvement District, being located within the corporate limits of the City of Plano; and providing an effective date.

Resolution No. 2019-7-6(R): To call for a public hearing on the creation of a public improvement district, the Collin Creek West Public Improvement District, being located within the corporate limits of the City of Plano; and providing an effective date.

Resolution No. 2019-7-7(R): To adopt the 2019-2020 Action Plan, including the summary of Community Development Block Grant and HOME Investment Partnerships Program activities and proposed use of funds for program year 2019-2020; and providing an effective date.

Resolution No. 2019-7-8(R): To authorize the filing of applications for U.S. Department of Housing and Urban Development funds in an amount not to exceed \$1,864,370 under the Housing and Community Development Act and the HOME Investment Partnerships Act; designating the City Manager as Chief Executive Officer and authorized representative of the City for the purpose of giving required assurances, acting in connection with said application and providing required information; and providing an effective date.

Resolution No. 2019-7-9(R): To authorize an amendment to the 2015 – 2019 Citizen Participation Plan for the use of U. S. Department of Housing and Urban Development Community Development Block Grant and HOME Investment Partnerships Program funds; and providing an effective date.

RESOLUTION NO. 2019-7-1(R)

A Resolution of the City of Plano, Texas repealing Resolution No. 2010-2-8(R) regarding the creation, appointment, terms, rules and guidelines of the Plano Photographic Traffic Signal Advisory Committee; and providing an effective date.

WHEREAS, on February 8, 2010, the City Council established the Plano Photographic Traffic Signal Advisory Committee by Resolution No. 2010-2-8(R); and

WHEREAS, the 86th Texas Legislature repealed the statute that allowed the use of a traffic signal enforcement system and required the creation of a citizen advisory committee; and

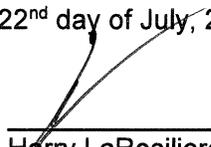
WHEREAS, the City Council finds the Plano Photographic Traffic Signal Advisory Committee should be dissolved and Resolution No. 2010-2-8(R) should be repealed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The City Council hereby repeals Resolution No. 2010-2-8(R) in its entirety.

Section II. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this the 22nd day of July, 2019.


Rick Smith, MPT
for Harry LaRosiliere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

RESOLUTION NO. 2019-7-2(R)

A Resolution of the City of Plano, Texas, approving a contract with the Texas Department of Housing and Community Affairs in an amount not to exceed \$133,789 for the Homeless Housing and Services Program under Texas Government Code §2306.2585; designating the City Manager as Chief Executive Officer and authorized representative of the City for the purpose of executing the contract consistent with this resolution, giving required assurances, acting in connection with said contract, and providing required information; and providing an effective date.

WHEREAS, the City of Plano (the “City”) is eligible to receive funds under the Homeless Housing and Services Program from the Texas Department of Housing and Community Affairs (the “Department”) in the amount of \$133,789 based on the 2019 Texas Department of Housing and Community Affairs allocations for eligible cities; and

WHEREAS, the City wishes to enter into a contract with the Department in an amount not to exceed \$133,789 for the Homeless Housing and Services Program under Texas Government Code §2306.2585 for construction, development or procurement of housing for homeless persons; rehabilitation of structures targeted to serving homeless persons or persons at-risk of homelessness; provision of direct services and case management to homeless persons or persons at-risk of homelessness; or, other homelessness-related activity as approved by the Department; and

WHEREAS, it is in the public interest of the citizens of the City of Plano that the City enter into a contract with the Department for such funding.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

SECTION I. The City Manager, or his authorized designee, is hereby authorized to enter into a contract with the Department in the amount of up to \$133,789 for Homeless Housing and Services Program funds under Section 2306.2585 of the Texas Government Code, on behalf of the City for the purpose of construction, development or procurement of housing for homeless persons; rehabilitation of structures targeted to serving homeless persons or persons at-risk of homelessness; provision of direct services and case management to homeless persons or persons at-risk of homelessness; or, other homelessness-related activity as approved by the Department; and to provide assurances, act in connection with the contract, and provide information as may be required.

SECTION II. The City Manager is hereby designated as the Chief Executive Officer and authorized representative of the City of Plano, Texas, for the purpose of acting in connection with the contract and providing such additional information and assurances as may be required.

SECTION III. This Resolution shall become effective immediately upon its passage.

RESOLUTION NO. 2019-7-3(R)

A Resolution of the City of Plano, Texas, approving a contract with the Texas Department of Housing and Community Affairs in a total amount not to exceed \$40,956 for the Homeless Housing and Services Program Youth Set-Aside under Texas Government Code §2306.2585; designating the City Manager as Chief Executive Officer and authorized representative of the City for the purpose of executing the contract consistent with this resolution, giving required assurances, acting in connection with said contract, and providing required information; and providing an effective date.

WHEREAS, the City of Plano (the “City”) is eligible to receive funds under the Homeless Housing and Services Program Youth Set-Aside from the Texas Department of Housing and Community Affairs (the “Department”) in the total amount of \$40,956 based on the 2019 Texas Department of Housing and Community Affairs allocations for eligible cities; and

WHEREAS, the City wishes to enter into a contract with the Department in an amount not to exceed \$40,956 for the Homeless Housing and Services Program Youth Set-Aside under Texas Government Code §2306.2585 for construction, development or procurement of housing for homeless youth; rehabilitation of structures targeted to serving homeless youth or youth at-risk of homelessness; provision of direct services and case management to homeless youth or youth at-risk of homelessness; or, other homelessness-related activity serving youth as approved by the Department; and

WHEREAS, it is in the public interest of the citizens of the City of Plano that the City enter into a contract with the Department for such funding.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

SECTION I. The City Manager, or his authorized designee, is hereby authorized to enter into a contract with the Department in the total amount of up to \$40,956 for Homeless Housing and Services Program Youth Set-Aside funds under Section 2306.2585 of the Texas Government Code, on behalf of the City for the purpose of construction, development or procurement of housing for homeless youth; rehabilitation of structures targeted to serving homeless youth or youth at-risk of homelessness; provision of direct services and case management to homeless youth or youth at-risk of homelessness; or, other homelessness-related activity serving youth as approved by the Department; and to provide assurances, act in connection with the contract, and provide information as may be required.

SECTION II. The City Manager is hereby designated as the Chief Executive Officer and authorized representative of the City of Plano, Texas, for the purpose of acting in connection with the contract and providing such additional information and assurances as may be required.

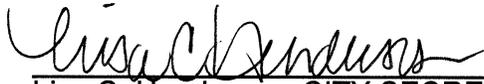
SECTION III. This Resolution shall become effective immediately upon its passage.

RESOLUTION NO. 2019-7-3(R)

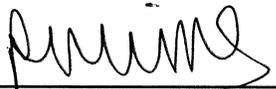
DULY PASSED AND APPROVED THIS THE 22ND DAY OF JULY, 2019.


Rick Smith, MPT
For Harry LaRosiliere, MAYOR

ATTEST:


Lisa C. Henderson, CITY SECRETARY

Approved as to form:


Paige Mims, CITY ATTORNEY

ORDINANCE NO. 2019-7-4

An Ordinance of the City of Plano, Texas, repealing Ordinance No. 2007-8-25 codified as Chapter 12, Article X., Automated Traffic Signal Enforcement, Sections 12-260 through 12-269 of the Code of Ordinances of the City of Plano; and providing an effective date.

WHEREAS, on August 27, 2007, the City Council of the City of Plano adopted Ordinance No. 2007-8-25; and

WHEREAS, the 86th Texas Legislature repealed the statute that allowed the use of a traffic signal enforcement system; and

WHEREAS, staff recommends repealing Ordinance No. 2007-8-25, so that the City's Code of Ordinances is consistent with state law; and

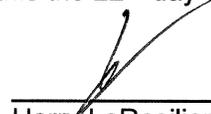
WHEREAS, after consideration of the recommendation of staff and all matters attendant and related thereto, the City Council finds that Ordinance No. 2007-8-25 codified as Chapter 12, Article X., Automated Traffic Signal Enforcement, Sections 12-260 through 12-269, of the Code of Ordinances of the City of Plano should be repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. Ordinance No. 2007-8-25 codified as Chapter 12, Article X., Automated Traffic Signal Enforcement, Sections 12-260 through 12-269, of the Code of Ordinances of the City of Plano is hereby repealed in its entirety.

Section II. This Ordinance shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this the 22nd day of July, 2019.


for Harry LaRosiliere, MAYOR *Rick Smith, MPT*

ATTEST:


Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:


Paige Mims, CITY ATTORNEY

RESOLUTION NO. 2019-7-5(R)

A Resolution of the City of Plano, Texas, calling for a public hearing on the creation of a public improvement district, the Collin Creek East Public Improvement District, being located within the corporate limits of the City of Plano; and providing an effective date.

WHEREAS, the City Council (the "City Council") of the City of Plano, Texas (the "City") has received a petition (the "Petition") requesting creation of a public improvement district (the "PID") under Chapter 372 of the Texas Local Government Code (the "Act"), from the record owners of taxable real property representing more than fifty percent ("50%") of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Collin County) in the proposed PID and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment in the proposed PID; and

WHEREAS, the Petition, a copy of which is attached hereto as Exhibit 1, has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the proposed PID are described in the Exhibit A to the Petition and shown on the map attached to the Petition as Exhibit B, said area for the PID being within the corporate limits of the City; and

WHEREAS, the City Council accepts the Petition and desires to schedule a public hearing to consider the creation of the PID to finance the following public improvements (collectively, the "Authorized Improvements"): (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (v) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS:

Section I: That a public hearing is hereby scheduled at 7:00 P.M. on August 26, 2019, in the Senator Florence Shapiro Council Chambers at Plano Municipal Center, 1520 K Avenue, Plano, Texas 75074, to receive public comment on the creation of the PID in the area described in Exhibit A to the Petition and as shown on the map attached to the Petition as Exhibit B, pursuant to the Act; and

RESOLUTION NO. 2019-7-5(R)

Section II: That notice of said hearing, in the substantially final form set forth in Exhibit 2 attached hereto, with such changes as may be approved by the City's counsel, shall be published in a newspaper of general circulation in the City before the 15th day prior to the hearing as required by the Act; and

Section III: That written notice, in the substantially final form set forth in Exhibit 2 attached hereto with such changes as may be approved by the City's counsel, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment under the PID, before the 15th day prior to the date set for the hearing; and

Section IV: That all of the above recitals are her by found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein; and

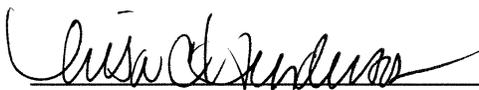
Section V: That if any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision; and

Section VI: That this Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

DULY PASSED AND APPROVED this 22nd day of July 2019.


Rick Smith, MPT
for Harry LaRosiliere, MAYOR

ATTEST:


Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:


Paige Mims, CITY ATTORNEY

EXHIBIT 1

PETITION
(see attached Petition)

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT
WITHIN THE CITY OF PLANO, TEXAS FOR THE COLLIN CREEK EAST PUBLIC
IMPROVEMENT DISTRICT**

This petition (“Petition”) is submitted and filed with the City Secretary of the City of Plano, Texas (“City”), by MM CCM 48M, LLC, a Texas limited liability company, MM CCM 13MC, LLC, a Texas limited liability company, MM CCM 7AJ, LLC, a Texas limited liability company, and MM CCM 12S, LLC, a Texas limited liability company, owners of a majority of the real property (collectively, the “Petitioners”) located within the proposed boundaries of the District, as hereinafter defined. Acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the “Act”), the Petitioners request that the City create a public improvement district (the “District”), to include property located within the city limits of the City (the “Property”), more particularly described by a metes and bounds description in **Exhibit A** and depicted in **Exhibit B**. In support of this Petition, the Petitioners would present the following:

Section 1. General Nature of the Authorized Improvements. The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (v) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Section 2. Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire, and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration, and operation of the District is \$140,000,000.00. The City will pay none of the costs of the proposed improvements from funds other than such assessments. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners.

Exhibit 1 to Resolution No. 2019-7-5(R)

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Section 4. Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Section 5. Proposed Apportionment of Costs between the District and the City. The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District, and possible tax increment reinvestment zone revenue. No municipal property in the public improvement district shall be assessed. The Petitioners may also pay certain costs of the improvements from other funds available to the Petitioners.

Section 6. Management of the District. The Petitioners propose that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. The Petitioners Request Establishment of the District. The persons signing this Petition request the establishment of the District, are duly authorized, and have the corporate authority to execute and deliver the Petition.

Section 8. Advisory Board. The Petitioners propose that the District be established and managed without the creation of an advisory board. If an advisory board is created, the Petitioners request that a representative of the Petitioners be appointed to the advisory board.

Section 9. Landowner(s). This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the creation of the District by the City Council of the City as herein provided. The undersigned request that the City Council of the City call a public hearing on the advisability of the Authorized Improvements, give notice thereof as

Exhibit 1 to Resolution No. 2019-7-5(R)

provided by law and grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioners may show themselves to be entitled.

RESPECTFULLY SUBMITTED, on this the 12th day of July, 2019.

[Signature pages to follow]

MM CCM 48M, LLC,
a Texas limited liability company

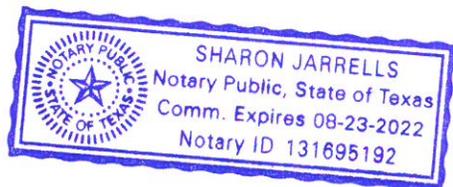
By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

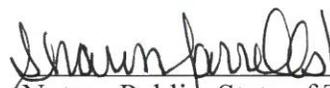
By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: 
Name: Mehrdad Moayed
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11th day of July, 2019 by Mehrdad Moayed, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM CCM 48M, LLC, a Texas limited liability company on behalf of said company.



 Sharon Jarrells
Notary Public, State of Texas

MM CCM 13MC, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: *Mehrdad Moayedi*
Name: Mehrdad Moayedi
Its: Manager

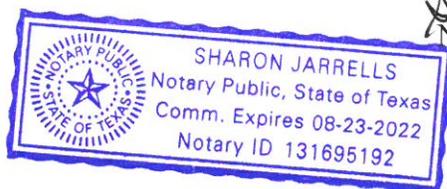
STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11th day of July, 2019 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM CCM 13MC, LLC, a Texas limited liability company on behalf of said company.

Sharon Jarrells / *Sharon Jarrells*
Notary Public, State of Texas



MM CCM 12S, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

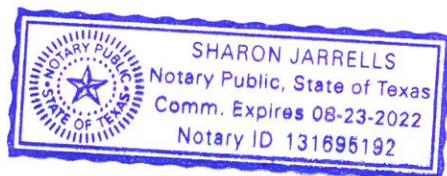
By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: *Mehrdad Moayedi*
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11th day of July, 2019 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM CCM 12S, LLC, a Texas limited liability company on behalf of said company.

Sharon Jarrells
Notary Public, State of Texas



MM CCM 7AJ, LLC,
a Texas limited liability company

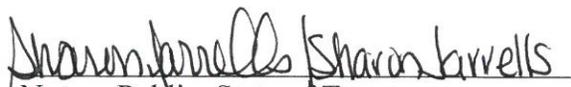
By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: 
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11th day of July, 2019 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM CCM 7AJ, LLC, a Texas limited liability company on behalf of said company.


Notary Public, State of Texas

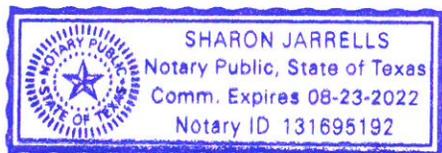


EXHIBIT A

Metes and Bounds

PID East Legal Description – Approximately 55.066 Acres

BEING a tract of land situated in the Joseph Klepper Survey, Abstract No. 213 and the Samuel Klepper Survey, Abstract No. 216, in the City of Plano, Collin County, Texas, being all of Lots 3,4,5 & 6 Block A and part of Lots 1 & 2 Block A of the Second Filing of Regional Mall Addition, an addition to the City of Plano, recorded in Cabinet C, Page 319, in the Map Records of Collin County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" at the most westerly northwest corner of Collin Creek Village Addition Block V and Collin Creek Addition Village Addition Block V, Lot I, an addition to the City of Plano, recorded in Cabinet F, Page 566, in said Map Records, being in the south line of said Lot 2 Block A;

THENCE South $02^{\circ}21'50''$ East, continuing with the southerly line of said Regional Mall Addition and with the west line of said Collin Creek Village Addition Block V Lot II, a distance of 397.70 feet to a PK Nail set at the point of curvature of a curve to the left, having a radius of 30.00 feet and a central angle of $51^{\circ}34'36''$;

THENCE continuing with the southerly line of said Regional Mall Addition and the west line of said Collin Creek Village Addition Block V Lot II, and with said curve to the left, an arc distance of 27.01 feet (Chord Bearing South $28^{\circ}08'00''$ East – 26.10 feet), to a PK Nail set in the north line of said Plano Parkway;

THENCE South $87^{\circ}38'10''$ West, continuing with the southerly line of said Regional Mall Addition and with the north line of said Plano Parkway, a distance of 82.70 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set on a curve to the left, having a radius of 30.00 feet and a central angle of $51^{\circ}33'58''$;

THENCE continuing with the southerly line of said Regional Mall Addition and with the east line of Veladi Ranch Steakhouse Addition, an addition to the City of Plano, recorded in Cabinet J, Page 495, in said Map Records, an arc distance of 27.00 feet (Chord Bearing North $23^{\circ}25'09''$ East – 26.10 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE North $02^{\circ}21'50''$ West, continuing with the southerly line of said Regional Mall Addition and the east line of said Veladi Ranch Steakhouse, and with the Collin Creek Village Addition, Block IV, Lot 1, an addition to the City of Plano, recorded in Cabinet H, Page 433, in said Map Records, a distance of 397.70 feet to a 1/2-inch iron rod found;

THENCE, North $02^{\circ}33'38''$ West, departing said southerly line, for a distance of 70.02 feet;

Exhibit A to Petition (Exhibit 1) to Resolution No. 2019-7-5(R)

THENCE, South $87^{\circ}26'22''$ West, for a distance of 6.16 feet;

THENCE, North $02^{\circ}03'52''$ West, for a distance of 76.98 feet, to a point of curvature of a curve to the right, having a radius of 286.50 feet, a central angle of $44^{\circ}43'15''$

THENCE, along said curve to the right for an arc distance of 223.62 feet (Chord Bearing North $20^{\circ}17'46''$ East – 217.99 feet), at the point of tangency;

THENCE, North $42^{\circ}39'24''$ East, for a distance of 104.89 feet, to a point on a non-tangent curve to the right, having a radius of 64.36 feet, a central angle of $95^{\circ}02'21''$;

THENCE, along said curve to the right for an arc distance of 106.76 feet (Chord Bearing North $25^{\circ}34'47''$ East – 94.94 feet), to a point on a non-tangent curve to the right, having a radius of 213.50 feet, a central angle of $21^{\circ}14'45''$;

THENCE, along said curve to the right for an arc distance of 79.17 feet (Chord Bearing North $14^{\circ}31'32''$ West – 78.72 feet);

THENCE, South $87^{\circ}38'42''$ West, for a distance of 402.25 feet;

THENCE, North $05^{\circ}04'50''$ West, for a distance of 987.92 feet;

THENCE, North $87^{\circ}20'25''$ East, for a distance of 204.53 feet;

THENCE, North $02^{\circ}21'17''$ West, for a distance of 347.71 feet, to a point of curvature of a curve to the left, having a radius of 281.50 feet, a central angle of $05^{\circ}48'35''$;

THENCE, along said curve to the left for an arc distance of 28.54 feet (Chord Bearing North $05^{\circ}15'35''$ West – 28.53 feet);

THENCE, North $84^{\circ}55'10''$ East, for a distance of 64.65 feet;

THENCE, North $87^{\circ}38'43''$ East, for a distance of 810.01 feet;

THENCE, North $00^{\circ}38'35''$ East, for a distance of 140.77 feet, to a point of curvature of a curve to the right, having a radius of 231.50 feet, a central angle of $25^{\circ}20'15''$;

THENCE, along said curve to the right for an arc distance of 102.38 feet (Chord Bearing North $13^{\circ}18'43''$ East - 101.54 feet);

Exhibit A to Petition (Exhibit 1) to Resolution No. 2019-7-5(R)

THENCE, North $30^{\circ}30'03''$ East, for a distance of 35.29 feet, to an "X" set in concrete in the north line of said Regional Mall Addition at the a point of curvature of a curve to the right, having a radius of 485.36 feet, a central angle of $19^{\circ}43'22''$;

THENCE, along said curve to the right for an arc distance of 167.07 feet (Chord Bearing North $35^{\circ}21'28''$ East 166.25 feet), to a PK Nail set at the southeast corner of said Pace Addition, being in the south line of Dallas North Shopping Center 1988 Addition, an addition to the City of Plano, recorded in Cabinet H, Page 399, in said Map Records;

THENCE North $74^{\circ}00'40''$ East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Dallas North Shopping Center, a distance of 233.76 feet to a PK Nail set in the northerly line of Janwood Addition, an addition to the City of Plano, recorded in Cabinet G, Page 723, in said Map Records, said point being on a curve to the left, having a radius of 425.36 feet and a central angle of $43^{\circ}52'32''$;

THENCE with the easterly line of said Regional Mall Addition and the northerly line of said Janwood Addition and with said curve to the left, an arc distance of 325.73 feet (Chord Bearing South $52^{\circ}04'26''$ West 317.83 feet) to a 5/8-inch iron rod found at the point of compound curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the easterly line of said Regional Mall Addition and the northerly line of said Janwood Addition, an arc distance of 31.42 feet (Chord Bearing South $14^{\circ}52'00''$ East 28.28 feet), to an "X" set in concrete at the point of tangency;

THENCE South $59^{\circ}51'50''$ East, continuing with the easterly line of said Regional Mall Addition and with the westerly line of said Janwood Addition, a distance of 244.36 feet to an "X" set in concrete at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of $57^{\circ}30'07''$;

THENCE continuing with the easterly line of said Regional Mall Addition and the westerly line of said Janwood Addition, an arc distance of 119.93 feet (Chord Bearing South $31^{\circ}06'46''$ East 114.96 feet), to a 5/8-inch iron rod found at the point of tangency;

THENCE South $02^{\circ}21'50''$ East, continuing with the easterly line of said Regional Mall Addition and the westerly line of said Janwood Addition, a distance of 251.22 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the easterly line of said Regional Mall Addition and the westerly line of said Janwood Addition, an arc distance of 31.42 feet (Chord Bearing South $47^{\circ}21'50''$ East 28.28 feet), to an "X" found in concrete at the point of tangency;

THENCE North $87^{\circ}38'10''$ East, continuing with the easterly line of said Regional Mall Addition and with the south line of said Janwood Addition, a distance of 276.94 feet to a PK Nail set at the point of curvature of a curve to the left, having a radius of 50.00 feet and a central angle of $32^{\circ}40'53''$;

Exhibit A to Petition (Exhibit 1) to Resolution No. 2019-7-5(R)

THENCE continuing with the easterly line of said Regional Mall Addition and the south line of said Janwood Addition, an arc distance of 28.52 feet (Chord Bearing North $71^{\circ}17'44''$ East 28.13 feet), to a PK Nail set at the southeast corner of said Janwood Addition, being in the west line of US Highway 75 (variable width right-of-way);

THENCE South $03^{\circ}21'28''$ East, continuing with the easterly line of said Regional Mall Addition and with the west line of said US Highway 75, a distance of 75.18 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of Lot 5, Block VII of Collin Creek Village Addition, an addition to the City of Plano, recorded in Cabinet G, Page 641, in said Map Records, said point being on a curve to the left, having a radius of 30.00 feet and a central angle of $40^{\circ}41'57''$;

THENCE continuing with the easterly line of said Regional Mall Addition and with the north line of said Lot 5, an arc distance of 21.31 feet (Chord Bearing North $72^{\circ}00'52''$ West 20.86 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South $87^{\circ}38'10''$ West, continuing with the easterly line of said Regional Mall Addition and with the north line of said Lot 5, a distance of 285.68 feet to a 1/2-inch iron rod with cap stamped "DUNAWAY" found at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the easterly line of said Regional Mall Addition and with the north line of said Lot 5, and with said curve to the left, arc distance of 31.42 feet (Chord Bearing South $42^{\circ}38'10''$ West 28.28 feet), to 1/2-inch iron with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South $02^{\circ}21'50''$ East, continuing with the easterly line of said Regional Mall Addition and with the west line of said Lot 5, with the west lines of Lot 4A and 4B, Block VII, of Collin Creek Village Addition, an addition to the City of Plano, recorded in Cabinet H, Page 63, in said Map Records, of Lot 3, Block VII, of said Collin Creek Addition recorded in Cabinet G, Page 641, of Lot 2R, Block VII, of Collin Creek Addition, an addition to the City of Plano, recorded Cabinet H, Page 132, in said Map Records, and of Lot 1, Block VII, of Collin Creek Village Addition, an addition to the City of Plano, recorded in Cabinet C, Page 309, in said Map Records, a distance of 1,053.64 feet to a Magnail set at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the easterly line of said Regional Mall Addition, with the west line of said Lot 1, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing South $47^{\circ}21'50''$ East 28.28 feet) to an "X" found in concrete at the point of tangency;

THENCE North $87^{\circ}38'10''$ East, continuing with the easterly line of said Regional Mall Addition and with the south line of said Lot 1, a distance of 299.54 feet to a PK Nail set at the point of curvature of a curve to the left, having a radius of 50.00 feet and a central angle of $32^{\circ}21'38''$;

THENCE continuing with the easterly line of said Regional Mall Addition and the south line of said Lot 1, an arc distance of 28.24 feet (Chord Bearing North $71^{\circ}27'21''$ East 27.87 feet), to a 1/2-inch iron rod

Exhibit A to Petition (Exhibit 1) to Resolution No. 2019-7-5(R)

with red cap stamped "PJB SURVEYING" set at the southeast corner of said Lot 1, being in the west line of said US Highway 75;

THENCE South $04^{\circ}07'55''$ East, continuing with the easterly line of said Regional Mall Addition and with the west line of said US Highway 75, for a distance of 74.31 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of Collin Creek Village Addition II, an addition to the City of Plano, recorded in Instrument No. 20130607010001670, in the Deed Records of Collin County, Texas, said point being on a curve to the left, having a radius of 30.00 feet and a central angle of $40^{\circ}05'16''$;

THENCE continuing with the easterly line of said Regional Mall Addition, with the north line of said Collin Creek Village Addition II, and with said curve to the left, an arc distance of 20.99 feet (Chord Bearing North $72^{\circ}19'12''$ West 20.56 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South $87^{\circ}38'10''$ West, continuing with the easterly line of said Regional Mall Addition and the north line of said Collin Creek Village Addition II, a distance of 309.28 feet to an "X" found in concrete at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the easterly line of said Regional Mall Addition, with the northwesterly line of said Collin Creek Village Addition II and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing South $42^{\circ}38'10''$ West 28.28 feet), to an "X" set in concrete at the point of tangency;

THENCE South $02^{\circ}21'50''$ East, continuing with the easterly line of said Regional Mall Addition and the northwesterly line of said Collin Creek Village Addition II, a distance of 17.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of $45^{\circ}00'00''$;

THENCE continuing with the easterly line of said Regional Mall Addition and the northwesterly line of said Collin Creek Village Addition II, and with said curve to the right, an arc distance of 93.86 feet (Chord Bearing South $20^{\circ}08'10''$ West 91.46 feet) to an "X" found in concrete at the point of tangency;

THENCE South $42^{\circ}38'10''$ West, continuing with the easterly line of said Regional Mall Addition and the northwesterly line of said Collin Creek Village Addition II, a distance of 233.03 feet to a Magnail set at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the easterly line of said Regional Mall Addition and the northwesterly line of said Collin Creek Village Addition II, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing South $02^{\circ}21'50''$ East 28.28 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

Exhibit A to Petition (Exhibit 1) to Resolution No. 2019-7-5(R)

THENCE South $47^{\circ}21'50''$ East, continuing with the easterly line of said Regional Mall Addition and with the west line of said Collin Creek Village Addition II, a distance of 54.29 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 129.00 feet and a central angle of $45^{\circ}00'00''$;

THENCE continuing with the easterly line of said Regional Mall Addition and the west line of said Collin Creek Village Addition II, an arc distance of 101.32 feet (Chord Bearing South $24^{\circ}51'50''$ East 98.73 feet), to a Magnail set at the point of tangency;

THENCE South $02^{\circ}21'50''$ East, continuing with the easterly line of said Regional Mall Addition and the west line of said Collin Creek Village Addition II, a distance of 395.67 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 30.00 feet and a central angle of $51^{\circ}38'33''$;

THENCE continuing with the easterly line of said Regional Mall Addition and the west line of said Collin Creek Village Addition II, and with said curve to the left, an arc distance of 27.04 feet (Chord Bearing South $28^{\circ}11'06''$ East 26.13 feet), to an "X" set in concrete at the southeast corner of said Regional Mall Addition, being in the north line of Plano Parkway (variable width right-of-way);

THENCE South $87^{\circ}39'17''$ West, continuing with the southerly line of said Regional Mall Addition and the north line of said Plano Parkway, a distance of 82.73 feet to an "X" set in concrete, being on curve to the left, having a radius of 30.00 feet and a central angle of $51^{\circ}33'36''$;

THENCE continuing with the southerly line of said Regional Mall Addition and with the east line of Collin Creek Village Addition Block V, an addition to the City of Plano, recorded in Cabinet H, Page 433, in said Map Records, and with said curve to the left, an arc distance of 27.00 feet (Chord Bearing North $23^{\circ}24'58''$ East 26.10 feet), to a Magnail set at the point of tangency;

THENCE North $02^{\circ}21'50''$ West, continuing with the southerly line of said Regional Mall Addition and with the east line of Collin Creek Village Addition Block V, a distance of 395.67 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 69.00 feet and a central angle of $45^{\circ}00'00''$;

THENCE continuing with the southerly line of said Regional Mall Addition and with the east line of Collin Creek Village Addition Block V, and with said curve to the left, an arc distance of 54.19 feet (Chord Bearing North $24^{\circ}51'50''$ West 52.81 feet), to a PK Nail set at the point of tangency;

THENCE North $47^{\circ}21'50''$ West, continuing with the southerly line of said Regional Mall Addition and with the east line of Collin Creek Village Addition Block V, a distance of 54.29 feet to a 5/8-inch iron rod with cap stamped "STANTEC" found at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

Exhibit A to Petition (Exhibit 1) to Resolution No. 2019-7-5(R)

THENCE continuing with the southerly line of said Regional Mall Addition and with the north line of said Collin Creek Village Addition Block V, an arc distance of 31.42 feet (Chord Bearing South $87^{\circ}38'10''$ West 28.28 feet), to a Magnail set at the point of tangency;

THENCE South $42^{\circ}38'10''$ West, continuing with the southerly line of said Regional Mall Addition and the north line of said Collin Creek Village Addition Block V, a distance of 42.63 feet to a Magnail set at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of $45^{\circ}00'00''$;

THENCE continuing with the southerly line of said Regional Mall Addition and the north line of Collin Creek Village Addition Block V, and with said curve to the right, an arc distance of 93.86 feet (Chord Bearing South $65^{\circ}08'10''$ West 91.46 feet), to a Magnail set at the point of tangency;

THENCE South $87^{\circ}38'10''$ West, continuing with the southerly line of said Regional Mall Addition and the north lines of said Collin Creek Village Addition Block V and Collin Creek Addition Village Addition Block V, Lot I, an addition to the City of Plano, recorded in Cabinet F, Page 566, in said Map Records, a distance of 725.84 feet to an "X" found in concrete at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the southerly line of said Regional Mall Addition and the north line of said Collin Creek Village Addition Block V Lot II, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing South $42^{\circ}38'10''$ West 28.28 feet), to a the POINT OF BEGINNING and containing 60.599 acres of land.

SAVE & EXCEPT TRACT LEGAL DESCRIPTION

BEING a tract of land situated in the Samuel Klepper Survey, Abstract No. 216, in the City of Plano, Collin County, Texas, being part of Lot 2 Block A of the Second Filing of Regional Mall Addition, an addition to the City of Plano, recorded in Cabinet C, Page 319, in the Map Records of Collin County, Texas, being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" at the most westerly northwest corner of Collin Creek Village Addition Block V and Collin Creek Addition Village Addition Block V, Lot I, an addition to the City of Plano, recorded in Cabinet F, Page 566, in said Map Records, being in the south line of said Lot 2 Block A;

THENCE, North $03^{\circ}01'31''$ East, for a distance of 70.31 feet, to the POINT OF BEGINNING;

THENCE, North $02^{\circ}03'52''$ West, for a distance of 76.59 feet, at the point of curvature of a curve to the right, having a radius of 213.50 feet, a central angle of $44^{\circ}43'15''$;

Exhibit A to Petition (Exhibit 1) to Resolution No. 2019-7-5(R)

THENCE, along said curve to the right for an arc distance of 166.64 feet (Chord Bearing North $20^{\circ}17'46''$ East – 162.44 feet), at the point of tangency;

THENCE, North $42^{\circ}39'24''$ East, for a distance of 119.51 feet, on a non-tangent curve to the left, having a radius of 62.50 feet, a central angle of $75^{\circ}01'57''$;

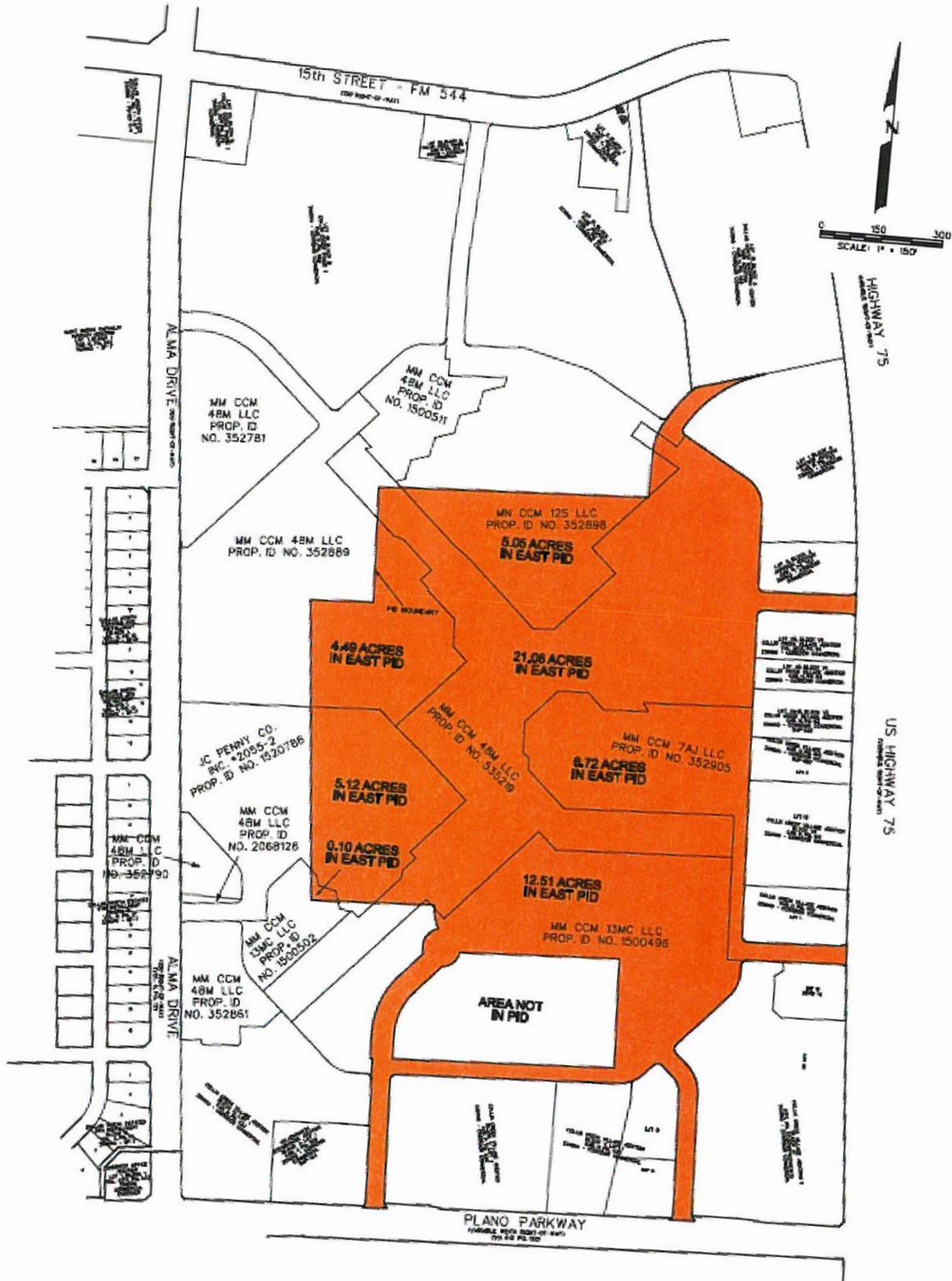
THENCE, along said curve to the left for an arc distance of 81.85 feet (Chord Bearing North $46^{\circ}46'42''$ East – 76.12 feet);

THENCE, North $87^{\circ}38'10''$ East, for a distance of 522.18 feet;

THENCE, South $02^{\circ}21'50''$ East, for a distance of 360.77 feet;

THENCE, South $87^{\circ}38'10''$ West, for a distance of 727.28 feet, to the POINT OF BEGINNING and containing 5.533 acres of land.

EXHIBIT B Property Depiction



EAST PID
55.07 ACRES

EXHIBIT 2

NOTICE OF PUBLIC HEARING OF THE CITY OF PLANO, TEXAS TO CONSIDER THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY.

NOTICE IS HEREBY GIVEN THAT the City Council (the “City Council”) of the City of Plano, Texas (the “City”), pursuant to Chapter 372 of the Texas Local Government Code, as amended (the “Act”), will hold a public hearing at 7:00 P.M. on August 26, 2019, in the Senator Florence Shapiro Council Chambers at Plano Municipal Center, 1520 K Avenue, Plano, Texas 75074, for the purpose of considering the establishment by the City of a public improvement district to be located within the corporate limits of the City.

In accordance with the Act, the City Council has received a petition (the “Petition”) from certain property owners within the corporate limits of the City (the “Petitioners”), that requests the establishment of a public improvement district (the “PID”). The Petition and the legal description of the property to be included in the PID are on file and open for public inspection in the office of the City Secretary at 1520 K Avenue, Plano, Texas 75074. The public hearing is being held with respect to the advisability of creating the PID and the improvements to be made therein.

GENERAL NATURE OF THE AUTHORIZED IMPROVEMENTS: The proposed public improvements (the “Authorized Improvements”) to be made within the PID include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (v) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

ESTIMATED COST OF THE AUTHORIZED IMPROVEMENTS: The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration and operation of the PID is \$140,000,000 plus the annual cost of supplemental services and operation and maintenance costs, if any. The City will

pay no costs of the Authorized Improvements, supplemental services or operation and maintenance costs from funds other than assessments levied on property within the PID and/or from revenues received from a Tax Increment Reinvestment Zone (“TIRZ”) established by the City that shall include the property within the PID. The remaining costs of the proposed improvements will be paid from sources other than those described above.

PROPOSED METHOD OF ASSESSMENT: The City shall levy assessments on each parcel within the PID in a manner that results in the imposition of an equal share of the costs of the Authorized Improvements on property similarly benefitted by such Authorized Improvements. The proposed method of assessment shall be based upon (i) an equal apportionment per lot, per front foot, or per square foot of property benefiting from the Authorized Improvements, as determined by the City, (ii) the ad valorem taxable value of the property benefiting from the Authorized Improvements, with or without regard to improvements on the property, or (iii) in any manner that results in imposing equal shares of the cost on property similarly benefitted.

PROPOSED APPORTIONMENT OF COSTS BETWEEN THE CITY AND THE PID: The City will not be obligated to provide any funds to finance the Authorized Improvements. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the PID and from other sources of funds available to the Petitioners, including revenue received by the City pursuant to a TIRZ applicable to the property within the PID, if any.

BOUNDARIES OF THE PROPOSED PID: The PID is proposed to include approximately 55.066 acres of land generally located South of 15th Street, West of U.S. Highway 75 and North of Plano Parkway, in Plano, Texas. A metes and bounds description is available for inspection at the offices of the City Secretary at the location described above.

All interested persons are invited to attend such public hearing to express their views with respect to the establishment of the PID and the Authorized Improvements to be made therein.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

THE CITY OF PLANO, TEXAS

RESOLUTION NO. 2019-7-6(R)

A Resolution of the City of Plano, Texas, calling for a public hearing on the creation of a public improvement district, the Collin Creek West Public Improvement District, being located within the corporate limits of the City of Plano; and providing an effective date.

WHEREAS, the City Council (the “City Council”) of the City of Plano, Texas (the “City”) has received a petition (the “Petition”) requesting creation of a public improvement district (the “PID”) under Chapter 372 of the Texas Local Government Code (the “Act”), from the record owners of taxable real property representing more than fifty percent (“50%”) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Collin County) in the proposed PID and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment in the proposed PID; and

WHEREAS, the Petition, a copy of which is attached hereto as Exhibit 1, has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the proposed PID are described in the Exhibit A to the Petition and shown on the map attached to the Petition as Exhibit B, said area for the PID being within the corporate limits of the City; and

WHEREAS, the City Council accepts the Petition and desires to schedule a public hearing to consider the creation of the PID to finance the following public improvements (the “Authorized Improvements”): (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (v) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS:

Section I: That a public hearing is hereby scheduled at 7:00 P.M. on August 26, 2019, in the Senator Florence Shapiro Council Chambers at Plano Municipal Center, 1520 K Avenue, Plano, Texas 75074, to receive public comment on the creation of the PID in the area described in Exhibit A to the Petition and as shown on the map attached to the Petition as Exhibit B, pursuant to the Act; and

RESOLUTION NO. 2019-7-6(R)

Section II: That notice of said hearing, in the substantially final form set forth in Exhibit 2 attached hereto, with such changes as may be approved by the City's counsel, shall be published in a newspaper of general circulation in the City before the 15th day prior to the hearing as required by the Act; and

Section III: That written notice, in the substantially final form set forth in Exhibit 2 attached hereto with such changes as may be approved by the City's counsel, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment under the PID, before the 15th day prior to the date set for the hearing; and

Section IV: That all of the above recitals are her by found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein; and

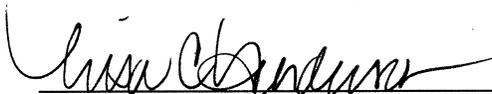
Section V: That if any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision; and

Section VI: That this Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

DULY PASSED AND APPROVED this 22nd day of July 2019.


Rick Smith, MPT
for Harry LaRosiliere, MAYOR

ATTEST:


Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

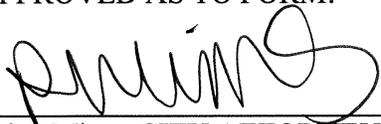

Paige Mims, CITY ATTORNEY

EXHIBIT 1

PETITION
(see attached Petition)

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT
WITHIN THE CITY OF PLANO, TEXAS FOR THE COLLIN CREEK WEST PUBLIC
IMPROVEMENT DISTRICT**

CITY SECRETARY'S OFFICE

This petition ("Petition") is submitted and filed with the City Secretary of the City of Plano, Texas ("City"), by MM CCM 48M, LLC, a Texas limited liability company, MM CCM 13MC, LLC, a Texas limited liability company, and MM CCM 12S, LLC, a Texas limited liability company, owners of a majority of the real property (collectively, the "Petitioners") located within the proposed boundaries of the District, as hereinafter defined. Acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), the Petitioners request that the City create a public improvement district (the "District"), to include property located within the city limits of the City (the "Property"), more particularly described by a metes and bounds description in **Exhibit A** and depicted in **Exhibit B**. In support of this Petition, the Petitioners would present the following:

Section 1. General Nature of the Authorized Improvements. The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (v) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Section 2. Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire, and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration, and operation of the District is \$32,000,000.00. The City will pay none of the costs of the proposed improvements from funds other than such assessments. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Section 4. Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Section 5. Proposed Apportionment of Costs between the District and the City. The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District, and possible tax increment reinvestment zone revenue. No municipal property in the public improvement district shall be assessed. The Petitioners may also pay certain costs of the improvements from other funds available to the Petitioners.

Section 6. Management of the District. The Petitioners propose that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. The Petitioners Request Establishment of the District. The persons signing this Petition request the establishment of the District, are duly authorized, and have the corporate authority to execute and deliver the Petition.

Section 8. Advisory Board. The Petitioners propose that the District be established and managed without the creation of an advisory board. If an advisory board is created, the Petitioners request that a representative of the Petitioners be appointed to the advisory board.

Section 9. Landowner(s). This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the creation of the District by the City Council of the City as herein provided. The undersigned request that the City Council of the City call a public hearing on the advisability of the Authorized Improvements, give notice thereof as

Exhibit 1 to Resolution No. 2019-7-6(R)

provided by law and grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioners may show themselves to be entitled.

RESPECTFULLY SUBMITTED, on this the 12th day of July, 2019.

[Signature pages to follow]

MM CCM 48M, LLC,
a Texas limited liability company

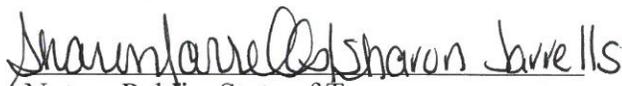
By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

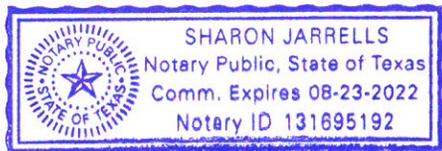
By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: 
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11th day of July, 2019 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM CCM 48M, LLC, a Texas limited liability company on behalf of said company.


Notary Public, State of Texas



MM CCM 13MC, LLC,
a Texas limited liability company

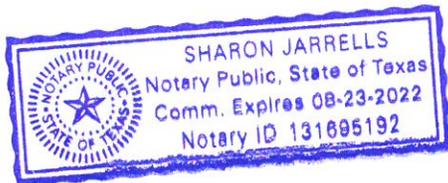
By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: 
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11th day of July, 2019 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM CCM 13MC, LLC, a Texas limited liability company on behalf of said company.




Notary Public, State of Texas

MM CCM 12S, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: *Mehrdad Moayed*
Name: Mehrdad Moayed
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11th day of July, 2019 by Mehrdad Moayed, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM CCM 12S, LLC, a Texas limited liability company on behalf of said company.

Sharon Jarrells / *Sharon Jarrells*
Notary Public, State of Texas

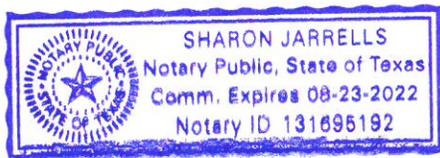


EXHIBIT A

Metes and Bounds

PID West Legal Description – Approximately 39.37 Acres

BEING a tract of land situated in the Joseph Klepper Survey, Abstract No. 213 and the Samuel Klepper Survey, Abstract No. 216, in the City of Plano, Collin County, Texas, being all of Lot 7 Block A and part of Lots 1,2 & 6, Block A, of the Second Filing of Regional Mall Addition, an addition to the City of Plano, recorded in Cabinet C, Page 319, in the Map Records of Collin County, Texas, being more particularly described as follows:

BEGINNING at a PK Nail set at a northwest corner of said Regional Mall Addition, same being the southwest corner of Lot 1R, Block B, Collin Creek Phase II, an addition to the City of Plano, records in Cabinet P, Page 989, in said Map Records, being in the east line of Alma Drive (called 100-foot right-of-way), said point also being on a curve to the left, having a radius of 30.00 feet and a central angle of $44^{\circ}25'24''$;

THENCE with the northerly line of said Regional Mall Addition and the south line of said Collin Creek Phase II, an arc distance of 23.26 feet (Chord Bearing South $72^{\circ}52'08''$ East 22.68 feet), to an "X" found in concrete at the point of tangency;

THENCE North $84^{\circ}55'10''$ East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, a distance of 19.73 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 360.00 feet and a central angle of $47^{\circ}43'00''$;

THENCE continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, and with said curve to the right, an arc distance of 299.81 feet (Chord Bearing South $71^{\circ}13'20''$ East 291.22 feet) to a 1/2-inch iron rod found at the point of tangency;

THENCE South $47^{\circ}21'50''$ East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, a distance of 275.51 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing North $87^{\circ}38'10''$ East 28.28 feet), to a Magnail set at the point of tangency;

THENCE North $42^{\circ}38'10''$ East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, a distance of 267.84 feet to a nail found at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of $45^{\circ}00'00''$;

Exhibit A to Petition (Exhibit 1) to Resolution No. 2019-7-6(R)

THENCE continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, and with said curve to the right, an arc distance of 93.86 feet (Chord Bearing North $65^{\circ}08'10''$ East 91.46 feet), to an "X" found in concrete at the point of tangency;

THENCE North $87^{\circ}38'10''$ East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, a distance of 44.00 feet to an "X" found in concrete at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing North $42^{\circ}38'10''$ East 28.28 feet), to an "X" set in concrete at the point of tangency, being in the east line of said Lot 1R

THENCE North $02^{\circ}21'50''$ West, continuing with the northerly line of said Regional Mall Addition and with the east line of said Collin Creek Phase II, a distance of 199.99 feet to a nail found at the point of curvature of a curve to the right, having a radius of 1,030.00 feet and a central angle of $06^{\circ}00'30''$;

THENCE, continuing with the northerly line of said Regional Mall Addition and the east line of said Collin Creek Phase II, an arc distance of 108.01 feet (Chord Bearing North $00^{\circ}38'25''$ East 107.96 feet) to a PK Nail set at the point of tangency;

THENCE North $03^{\circ}38'40''$ East, continuing with the northerly line of said Regional Mall Addition and with the east lines of said Collin Creek Phase II and Lot 3R, Block B, Collin Creek Phase II, an addition to the City of Plano, recorded in Cabinet H, Page 408, in said Map Records, a distance of 392.14 feet to a PK Nail set at the point of curvature of a curve to the left, having a radius of 30.00 feet and a central angle of $41^{\circ}45'15''$;

THENCE continuing with the northerly line of said Regional Mall Addition and with the east line of said Lot 3R, an arc distance of 21.86 feet (Chord Bearing North $17^{\circ}13'58''$ West 21.38 feet), to a PK Nail set at the northeast corner of said Lot 3R, being in the south line of FM 544 15th Street (100-foot right-of-way);

THENCE South $86^{\circ}21'20''$ East, continuing with the northerly line of said Regional Mall Addition and with the south line of said FM 544, a distance of 76.34 feet to a PK Nail set at the northwest corner of Pace Addition, an addition to the City of Plano, recorded in Cabinet K, Page 90, in said Map Records, said point being on a curve to the left, having a radius of 30.00 feet and a central angle of $44^{\circ}49'28''$;

THENCE continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, and with said curve to the left, an arc distance of 23.47 feet (Chord Bearing South $26^{\circ}03'24''$ West 22.88 feet), to a PK Nail set at the point of tangency;

Exhibit A to Petition (Exhibit 1) to Resolution No. 2019-7-6(R)

THENCE South $03^{\circ}38'40''$ West, continuing with the northerly line of said Regional Mall Addition and the west line of said Pace Addition, a distance of 390.97 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius 970.00 feet and a central angle of $06^{\circ}00'30''$;

THENCE continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, and with said curve to the left, an arc distance of 101.72 feet (Chord Bearing South $00^{\circ}38'25''$ West 101.67 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South $02^{\circ}21'50''$ East, continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, a distance of 200.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing South $47^{\circ}21'50''$ East 28.28 feet), to an "X" set in concrete at the point of tangency, being in the south line of said Pace Addition;

THENCE North $87^{\circ}38'10''$ East, continuing with the northerly line of said Regional Mall and the south line of said Pace Addition, a distance of 162.94 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of $16^{\circ}15'00''$;

THENCE continuing with the northerly line of said Regional Mall and the south line of said Pace Addition, and with said curve to the right, an arc distance of 33.89 feet (Chord Bearing South $84^{\circ}14'22''$ East 33.78 feet), to an "X" set in concrete at the point of tangency;

THENCE South $76^{\circ}06'50''$ East, continuing with the northerly line of said Regional Mall and the south line of said Pace Addition, a distance of 194.97 feet to a Magnail set at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of $16^{\circ}15'00''$;

THENCE continuing with the northerly line of said Regional Mall and the south line of said Pace Addition, and with said curve to the right, an arc distance of 33.89 feet (Chord Bearing South $67^{\circ}59'22''$ East 33.78 feet), to an "X" set in concrete at the point of tangency;

THENCE South $59^{\circ}51'50''$ East, continuing with the northerly line of said Regional Mall and the south line of said Pace Addition, a distance of 258.64 feet to an "X" set in concrete at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the northerly line of said Regional Mall and the south line of said Pace Addition, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing North $75^{\circ}08'10''$ East 28.28 feet), to an "X" set in concrete;

Exhibit A to Petition (Exhibit 1) to Resolution No. 2019-7-6(R)

THENCE, South $30^{\circ}30'03''$ West, departing said northerly line, for a distance of 35.29 feet, to a point on a curve to the left, having a radius of 231.50 feet, a central angle of $25^{\circ}20'15''$;

THENCE, along said curve to the left for an arc distance of 102.38 feet (Chord Bearing South $13^{\circ}18'43''$ West - 101.54 feet), to a point of tangency;

THENCE, South $00^{\circ}38'35''$ West, for a distance of 140.77 feet;

THENCE, South $87^{\circ}38'43''$ West, for a distance of 810.01 feet;

THENCE, South $84^{\circ}55'10''$ West, for a distance of 64.65 feet, on a curve to the right, having a radius of 281.50 feet, a central angle of $05^{\circ}48'35''$;

THENCE, along said curve to the right for an arc distance of 28.54 feet (Chord Bearing South $05^{\circ}15'35''$ East - 28.53 feet), at the point of tangency

THENCE, South $02^{\circ}21'17''$ East, for a distance of 347.71 feet;

THENCE, South $87^{\circ}20'25''$ West, for a distance of 204.53 feet;

THENCE, South $05^{\circ}04'48''$ East, for a distance of 987.92 feet;

THENCE, North $87^{\circ}38'43''$ East, for a distance of 402.25 feet, to a point on a non-tangent curve to the left, having a radius of 213.50 feet, a central angle of $21^{\circ}14'45''$;

THENCE, along said curve to the left for an arc distance of 79.17 feet (Chord Bearing South $14^{\circ}31'32''$ East - 78.72 feet), to a point on a non-tangent curve to the left, having a radius of 64.36 feet, a central angle of $95^{\circ}02'21''$;

THENCE, along said curve to the left for an arc distance of 106.76 feet (Chord Bearing South $25^{\circ}34'47''$ West - 94.94 feet);

THENCE, South $42^{\circ}39'24''$ West, for a distance of 104.89 feet, to a point of curvature of a curve to the left, having a radius of 286.50 feet, a central angle of $44^{\circ}43'15''$;

THENCE, along said curve to the left for an arc distance of 223.62 feet (Chord Bearing South $20^{\circ}17'46''$ West - 217.99 feet);

THENCE, South $02^{\circ}03'52''$ East, for a distance of 76.98 feet;

THENCE, North $87^{\circ}26'22''$ East, for a distance of 6.16 feet;

Exhibit A to Petition (Exhibit 1) to Resolution No. 2019-7-6(R)

THENCE, South $02^{\circ}33'38''$ East, for a distance of 70.02 feet, to a 1/2-inch iron rod found in the southerly line of said Regional Mall Addition and the east line of Collin Creek Village Addition, Block IV, Lot 1 an addition to the City of Plano, recorded in Cabinet H, Page 433, in said Map Records being on a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the southerly line of said Regional Mall Addition and the east line of said Collin Creek Village Addition, Block IV, Lot 1, an arc distance of 31.42 feet (Chord Bearing North $47^{\circ}21'50''$ West 28.28 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South $87^{\circ}38'10''$ West, continuing with the southerly line of said Regional Mall Addition and with northerly line of said Collin Creek Village Addition, Block IV, Lot 1, a distance of 40.00 feet to an "X" in concrete found at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of $45^{\circ}00'00''$;

THENCE continuing with the southerly line of said Regional Mall Addition and the northerly line of said Collin Creek Village Addition, Block IV, Lot 1, an arc distance of 93.86 feet (Chord Bearing North $69^{\circ}51'50''$ West 91.46 feet), to a 1-inch iron rod found at the point of tangency;

THENCE North $47^{\circ}21'50''$ West, continuing with the southerly line of said Regional Mall Addition and the northerly line of said Collin Creek Village Addition, Block IV, Lot 1, a distance of 224.59 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northernmost corner of said Collin Creek Village Addition, Block IV, Lot 1 and the southeast corner of a tract of land described as "Vacant Property - Tract A", in a deed to JPMCCM 2201-CIBC2 Collin Creek Mall, LLC, recorded in Instrument No. 20150430000496790, in said Deed Records,

THENCE South $42^{\circ}38'10''$ West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and with the southerly line of said "Vacant Property Tract A", a distance of 77.87 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South $87^{\circ}38'10''$ West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 77.64 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South $05^{\circ}04'50''$ East, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 54.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 10.00 feet and a central angle of $92^{\circ}43'00''$;

THENCE continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", and with said curve to the right, an arc distance of 16.18 feet (Chord Bearing South $41^{\circ}16'40''$ West 14.47 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

Exhibit A to Petition (Exhibit 1) to Resolution No. 2019-7-6(R)

THENCE South $87^{\circ}38'10''$ West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 107.91 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 10.00 feet and a central angle of $87^{\circ}17'00''$;

THENCE continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", and with said curve to the right, an arc distance of 15.23 feet (Chord Bearing North $48^{\circ}43'20''$ West 13.80 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE North $05^{\circ}04'50''$ West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 5.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South $84^{\circ}55'10''$ West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 65.49 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said Collin Creek Village Addition, Block IV, Lot 1 and the southwest corner of said "Vacant Property Tract A", also being in the east line of Alma Drive (100 foot right-of-way);

THENCE North $05^{\circ}04'50''$ West, with the west line of said "Vacant Property Tract A", the west line of said Regional Mall Addition, the west line of a tract of land described as "Vacant Property - Tract B" in a deed to JPMCCM 2201-CIBC2 Collin Creek Mall, LLC, recorded in Instrument No. 20150430000496790, in said Deed Records, and with the east line of said Alma Drive, a distance of 2403.56 feet to the POINT OF BEGINNING and containing 39.37 acres of land.

EXHIBIT 2

NOTICE OF PUBLIC HEARING OF THE CITY OF PLANO, TEXAS TO CONSIDER THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY.

NOTICE IS HEREBY GIVEN THAT the City Council (the “City Council”) of the City of Plano, Texas (the “City”), pursuant to Chapter 372 of the Texas Local Government Code, as amended (the “Act”), will hold a public hearing at 7:00 P.M. on August 26, 2019, in the Senator Florence Shapiro Council Chambers at Plano Municipal Center, 1520 K Avenue, Plano, Texas 75074, for the purpose of considering the establishment by the City of a public improvement district to be located within the corporate limits of the City.

In accordance with the Act, the City Council has received a petition (the “Petition”) from certain property owners within the corporate limits of the City (the “Petitioners”), that requests the establishment of a public improvement district (the “PID”). The Petition and the legal description of the property to be included in the PID are on file and open for public inspection in the office of the City Secretary at 1520 K Avenue, Plano, Texas 75074. The public hearing is being held with respect to the advisability of creating the PID and the improvements to be made therein.

GENERAL NATURE OF THE AUTHORIZED IMPROVEMENTS: The proposed public improvements (the “Authorized Improvements”) to be made within the PID include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (v) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

ESTIMATED COST OF THE AUTHORIZED IMPROVEMENTS: The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration and operation of the PID is \$32,000,000 plus the annual cost of supplemental services and operation and maintenance costs, if any. The City will

pay no costs of the Authorized Improvements, supplemental services or operation and maintenance costs from funds other than assessments levied on property within the PID and/or from revenues received from a Tax Increment Reinvestment Zone (“TIRZ”) established by the City that shall include the property within the PID. The remaining costs of the proposed improvements will be paid from sources other than those described above.

PROPOSED METHOD OF ASSESSMENT: The City shall levy assessments on each parcel within the PID in a manner that results in the imposition of an equal share of the costs of the Authorized Improvements on property similarly benefitted by such Authorized Improvements. The proposed method of assessment shall be based upon (i) an equal apportionment per lot, per front foot, or per square foot of property benefiting from the Authorized Improvements, as determined by the City, (ii) the ad valorem taxable value of the property benefiting from the Authorized Improvements, with or without regard to improvements on the property, or (iii) in any manner that results in imposing equal shares of the cost on property similarly benefitted.

PROPOSED APPORTIONMENT OF COSTS BETWEEN THE CITY AND THE PID: The City will not be obligated to provide any funds to finance the Authorized Improvements. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the PID and from other sources of funds available to the Petitioners, including revenue received by the City pursuant to a TIRZ applicable to the property within the PID, if any.

BOUNDARIES OF THE PROPOSED PID: The PID is proposed to include approximately 39.37 acres of vacant land generally located South of 15th Street, West of U.S. Highway 75 and North of Plano Parkway, in Plano, Texas. A metes and bounds description is available for inspection at the offices of the City Secretary at the location described above.

All interested persons are invited to attend such public hearing to express their views with respect to the establishment of the PID and the Authorized Improvements to be made therein.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

THE CITY OF PLANO, TEXAS

RESOLUTION NO. 2019-7-7(R)

A Resolution of the City of Plano, Texas, adopting the 2019-2020 Action Plan, including the summary of Community Development Block Grant and HOME Investment Partnerships Program activities and proposed use of funds for program year 2019-2020; and providing an effective date.

WHEREAS, the Community Relations Commission held public meetings in 2019 on April 4, April 11, April 16, April 25, and May 2, and made final recommendations at a public hearing on May 16 concerning the 2019-2020 Action Plan which details the use of Community Development Block Grant Funds and HOME Investment Partnerships Program funds, collectively referred to herein as the “Funds”; and

WHEREAS, the City Council held a public hearing on July 22, 2019, to receive public comments concerning the recommendations of the Community Relations Commission; and

WHEREAS, the City Council approves of the 2019-2020 Action Plan, a copy of which is attached hereto as Exhibit “A,” and the related summaries, activities, and proposed uses of the Funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

SECTION I. The 2019-2020 Action Plan, including the summary of Community Development Block Grant and HOME Investment Partnerships Program activities and proposed use of grant and program income funds for 2019-20, is hereby adopted with funding allocations as follows:

City of Plano Grant Administration	\$ 321,409
City of Plano Housing Rehabilitation	\$1,110,514
City of Plano First Time Homebuyer	\$ 262,000
City of Plano Homelessness Prevention	\$ 122,000
Texas Muslim Women’s Foundation	\$ 44,545
Boys & Girls Clubs of Collin County	\$ 53,455
Required HUD CHDO Set-Aside	\$ 77,197

RESOLUTION NO. 2019-7-7(R)

SECTION II. The City Manager, or his authorized designee, is hereby authorized to execute and amend contracts and related grant subrecipient agreements with the agencies listed in Section I to achieve Action Plan program goals.

SECTION III. This Resolution shall become effective immediately upon its passage.

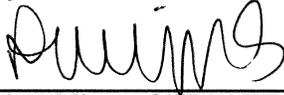
DULY PASSED AND APPROVED THIS 22ND DAY OF JULY, 2019.


for Harry LaRosiliere, MAYOR *Rick Smith, mPT*

ATTEST:


Lisa C. Henderson, CITY SECRETARY

Approved as to form:


Paige Mims, CITY ATTORNEY



City of Plano **DRAFT** Annual Action Plan 2019-20

Prepared for the United States Department of Housing
and Urban Development



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DRAFT - Annual Action Plan

CITY SUMMARY

The City of Plano 2019-20 Action Plan details the available resources and activities that will utilize Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds received from the U.S. Department of Housing and Urban Development (HUD) starting October 1, 2019. Funding priorities were established through the 2015-2019 City of Plano Consolidated Plan, and the proposed activities are recommended by the Community Relations Commission as part of the Consolidated Grant Process. The process includes annual grant hearings and public participation. This Action Plan serves as the final year of the current five-year Consolidated Plan. The City anticipates receiving \$1,349,727 in CDBG funds and \$514,643 in HOME funds from HUD. The City also anticipates receiving \$120,000 in CDBG program income and \$6,750 in HOME program income during the period of October 1, 2019 through September 30, 2020. All funds must be used to assist Plano’s low to moderate income residents, and meet one or more of the following HUD objectives:

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

For the City’s 2019-20 Action Plan, the following activities are proposed to meet HUD and City objectives:

Activity Name	Outcome	Grant/Amount
Grant Administration Planning, coordination, and monitoring of the CDBG and HOME programs as well as fair housing promotion, services, and technical assistance.	Not applicable	CDBG: \$269,945 HOME: \$51,464
City of Plano Housing Rehabilitation Provides low-interest rehabilitation and reconstruction loans; emergency repair grants; and acquisition, rehabilitation, and resale of single family homes to low and moderate income homebuyers.	24 households	CDBG: \$849,782 CDBG Program Income: \$120,000 HOME: \$133,982 HOME Program Income: \$6,750
City of Plano First Time Homebuyer Assistance and Education Provides down payment and closing cost assistance to low and moderate income families purchasing homes in Plano. Assistance amount is based on the buyer’s level of income and requires completion of homeownership counseling.	6 households	CDBG: \$10,000 HOME: \$252,000

Activity Name	Outcome	Grant/Amount
Homelessness Prevention Provides short-term rent, mortgage, and utility assistance to low income Plano residents at immediate risk of homelessness.	167 persons	CDBG: \$122,000
Texas Muslim Women’s Foundation Provides supportive services including case management, counseling, emergency shelter, and transitional housing to victims of domestic violence.	8 persons	CDBG: \$44,545
Boys & Girls Clubs of Collin County Provides after-school and summer programs to help low-income Plano children enhance their academic success, nutrition, character, and leadership skills.	222 persons	CDBG: \$53,455
Required HUD CHDO Set-Aside Activities may include: Purchasing and developing residential lots for new construction of affordable housing units; acquisition, rehabilitation and resale; and homeowner-occupied housing rehabilitation. All activities will serve low and moderate income families. Funds are expected to be allocated on October 1, 2020 to a Community Housing Development Organization (CHDO). No CHDOs applied for GY 2019 funding.	1 household	HOME: \$77,197
TOTAL CDBG and HOME RECOMMENDED: \$1,991,120		

The attached Action Plan is in a format that utilizes a reporting and planning system required by HUD. Tables and information contained in the Action Plan are auto-populated with HUD data and information.

EXECUTIVE SUMMARY

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

1. Introduction

The City of Plano (City) annually receives entitlement grant funds from the U.S. Department of Housing and Urban Development (HUD) to serve low and moderate income Plano residents. This Action Plan covers Grant Year (GY) 2019, which is the period of October 1, 2019 through September 30, 2020. This is the final year of the City's five-year (2015-2019) Consolidated Plan (Con Plan). The Action Plan is submitted to HUD every year and lists the activities the City will pursue with federal funds to meet goals previously established in the five-year Con Plan. The grants included under this Action Plan are the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME).

The City anticipates receiving \$1,349,727 in CDBG funds and \$514,643 in HOME funds from HUD for GY 2019. The City also anticipates receiving \$120,000 in CDBG program income and \$6,750 in HOME program income during GY 2019. All federal funds must be used to meet one or more of the following HUD objectives:

- Provide decent affordable housing,
- Create suitable living environments, and
- Expand economic opportunities.

The Con Plan and Action Plan strategies and programs are aligned with the overall vision and policies from the City's Plano Tomorrow Comprehensive Plan through programs that improve the City's built and social environments.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The following is a summary of City objectives and outcomes for the 2019-2020 Action Plan.

Decent Affordable Housing

- Housing Rehabilitation for 24 homes
- Down payment assistance for 6 first time homebuyers

Suitable Living Environment

- Homelessness prevention for 167 persons
- Homeless supportive services and shelter for 8 persons
- Children and youth after-school and summer programs for 222 persons

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During the third year of the current five year consolidated planning period, the City of Plano achieved six of its annual goals set for the period of October 1, 2017 to September 30, 2018 and made progress toward the five-year goals. The following table outlines the five-year goals and cumulative outcomes of the first three years of the Con Plan. Accomplishments from the fourth year of the 2015-2019 Con Plan will be available in the 2018 Consolidated Annual Performance Evaluation Report (CAPER), available in December 2019.

Goal	Indicator	5 Year Goal	Cumulative Accomplishments	Percent of Goal Accomplished
Housing Rehabilitation	Homeowner Housing Rehabilitated	125 Housing units	89	71%
Supply of Units	Homeowner Housing Added	30 Housing units	11	37%
Homeownership	Direct Financial Assistance to Homebuyers	25 Households assisted	9	36%
Homeless Prevention	Homelessness Prevention	150 Persons assisted	345	230%
Homeless Shelter and Services	Homeless person overnight shelter	200 Persons assisted	83	41%
Public Services - Special Needs	Public service activities other than low/mod income housing benefit	1,500 Persons assisted	561	37%
Public Services - Medical/Dental	Public service activities other than low/mod income housing benefit	100 Persons assisted	0	0.00%
Public Services - Transportation	Public service activities other than low/mod income housing benefit	150 Persons assisted	0	0.00%
Job Training	Public service activities other than low/mod income housing benefit	60 Persons assisted	0	0.00%

The City addressed six goals in the first three years of the 2015-2019 Con Plan. By the end of GY 2017, two of the six goals met the annual benchmark to achieve Con Plan targets while four goals fell below the annual benchmark. The City's goals of Housing Rehabilitation and Homelessness Prevention met or exceeded their annual benchmarks.

City goals related to increasing the supply of affordable units and homeownership have fallen short due to a thriving real estate market in Plano and throughout North Texas. The values of vacant lots and homes have risen significantly over the five years, creating challenges to acquire or build affordable, single family homes. The fast-paced market and rising sales prices have hindered the ability of First Time Homebuyer Program participants and non-profit housing developers to compete for moderately priced homes that fall within HUD guidelines. To combat these conditions, the City increased its maximum purchase price for its First Time Homebuyer Program starting with Grant Year (GY) 2016, which increases opportunities to assist low and moderate income homebuyers. Furthermore, the City increased the maximum down payment assistance offered from \$20,000 to \$55,000 beginning in July 2018, to further increase opportunities for homeownership.

While progress was made, the City did not meet its target in the Public Services – Special Needs category through GY 2017. However, the City continues to fund additional public services through its City-funded grant program, Buffington Community Services Grant (BCSG). In addition to the 561 persons who received public services with CDBG funds from GY 2015-2017, 21,600 individuals were served through BCSG funding during the same period.

In the first three years of the Con Plan, the City did not make progress on its goals of Transportation and Job Training. The City did not receive any grant applicants for these services from local agencies during its 2015, 2016 and 2017 consolidated grant processes. While the City did receive applicants for job training during the 2018 and 2019 consolidated grant processes, the applications received a score that was too low for funding consideration.

While the City has not used HUD funds on medical/dental programs during the 2015-2018 grant years, the City funded several medical programs from 2015-2018 using the City of Plano's Buffington Community Services Grant. From GY 2015-2017, the City provided health services for a total of 3,867 individuals using BCSG funds. In the current grant year (2018), the City is funding one program providing health services, with a goal of serving 413 individuals by September 30, 2019.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

A formal Citizen Participation Plan (CPP) outlines how citizens provide their input on how federal funds are used for each annual Action Plan. The CPP is included as part of the City's current five-year Con Plan and available online at <http://www.plano.gov/660/Housing-Urban-Development-HUD-Grants>.

Citizens are able to provide their input at public hearings and during the public comment period. The City provides notice to the public regarding the hearings and comment periods through publication in the local newspaper, Plano Star Courier. In addition, all public hearings are also posted on the City's main website and the Neighborhood Services website: www.planoneighborhoods.org. The following is a list of public meetings, hearings, and notices of comment periods that provided citizens the opportunity to have input on the 2019-20 Action Plan:

- Public meetings: April 4, April 11, April 16, April 25, and May 2
- Public hearings: May 16 and July 22
- Notice of public hearings and comment periods: March 17, April 28, and June 16

All notices were published in the main section of Plano Star Courier and included a listing of projects and programs to be funded. The Action Plan was also made available for review on the City of Plano Neighborhood Services website at <http://www.plano.gov/660/Housing-Urban-Development-HUD-Grants>.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

To date, no public comments have been received. All comments, if any, will be discussed here and included in the final submission of the Action Plan to HUD.

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

To date, no public comments have been received. All comments, if any, will be discussed here and included in the final submission of the Action Plan to HUD.

7. Summary

This Action Plan for GY 2019 includes projects with objectives and outcomes that address priority needs and help meet goals identified in the current five-year Con Plan. For more details about the Con Plan, please visit the City's Neighborhood Services website at www.planoneighborhoods.org. Priority needs in the Con Plan significantly outpace the amount of HUD funding received by the City. The City helps offset some of this gap with its own general funds for public services through the Buffington Community Services Grant (BCSG).

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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	PLANO	Neighborhood Services
HOME Administrator	PLANO	Neighborhood Services

Table 1 – Responsible Agencies

Narrative (optional)

The City, a HUD entitlement grantee, is required by HUD to prepare a Consolidated Plan and Annual Action Plan that meets HUD regulations in order to receive grant program funds. The lead agency responsible for overseeing the development of these plans and reports is the City’s Neighborhood Services Department. Neighborhood Services oversees the administration of the CDBG and HOME grants.

The Community Relations Commission (CRC) is a board of citizen volunteers who are appointed by the City Council to make funding recommendations for the use of BCSG, CDBG and HOME programs to the City Council.

Consolidated Plan Public Contact Information

City of Plano
 Neighborhood Services Department
 7501-A Independence Parkway
 Plano, Texas 75025
 Phone: (972) 208-8150
 Fax: (972) 208-8158
www.planoneighborhoods.org
 Shanette Eaden, Housing and Community Services Manager
 Natalie Evans, Grants Analyst

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City consults with multiple organizations and community representatives for preparation of the Action Plan for use of HUD grant funds. The City holds at least one public hearing during the development process before the Action Plan is published and at least one public hearing during the 30-day comment period to obtain citizen's views and to respond to comments and questions. Public hearings are held in conjunction with Community Relations Commission and City Council meetings.

A wide variety of social service and affordable housing non-profits and neighboring local governments were invited to comment on the Action Plan and/or participate in the grant process. The City's active involvement with the Collin County Social Services Association, Collin County Homeless Coalition, Collin County Community Health Council, Collin County Early Childhood Coalition, Health and Wellness Alliance for Children, Metro Dallas Homeless Alliance (local Continuum of Care), and members of the North Texas Regional Housing Assessment enhances coordination within Plano and the region.

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(l))

In preparing the Action Plan, the City consulted with outside agencies that have responsibility for administering programs covered by or affected by the Action Plan. Local service agencies were invited to participate in the grant process with services focusing on homelessness, health and wellness, children and youth, persons with disabilities, and affordable housing.

The City of Plano works closely with Plano Housing Authority, Lifepath (local mental health authority), local hospitals, Metro Dallas Homeless Alliance, and non-profit health and service agencies to enhance coordination of services to low and moderate income populations, including those in public and assisted housing.

The City is a member of the Collin County Early Childhood Coalition and serves on the Steering Committee for the Health and Wellness Alliance for Children, which works to improve the health of children throughout Dallas and Collin Counties. In addition, the City serves on the Advisory Council of the Collin County Homeless Coalition, on the Board of Directors of Metro Dallas Homeless Alliance, and as a member of the Collin County Social Services Association. Active participation in these organizations enables the City to collaborate with service providers to help deliver a comprehensive system of care.

Informal consultation with the social service agencies, housing developers, and other City Departments happened throughout the development of the Action Plan and contributed to the selection of the Action Plan activities. Through direct relationships and its involvement with community coalitions listed above, the City will work closely with local service providers to enhance coordination and achieve the objectives outlined in this Action Plan.

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 City is an active member of the TX-600 Dallas City & County, Irving Continuum of Care (CoC), whose service area includes all of Dallas and Collin Counties. In addition, the City is an active member of the Collin County Homeless Coalition (CCHC), a subgroup of the CoC, and holds a seat on CCHC's Advisory Council. The City plans and executes its own annual Point-In-Time Count and coordinates with the CoC and CCHC in finalizing results and utilizing data for planning homeless services.

The City funds a Homelessness Prevention Program which provides comprehensive, supportive services for Plano residents at-risk of homelessness. The City also funds a transitional shelter for adults and families, an emergency shelter for runaway/homeless youth, a transitional shelter for young adults, two emergency domestic violence shelters including one that focuses on culturally-specific needs of Muslim women, a transitional shelter for survivors of domestic violence, and a multitude of supportive services through the use of both HUD and City grant funds.

On the regional level, the City has representatives who serve on the CoC's Performance Review and Allocations Committee (PRAC), the Homeless Management Information System (HMIS) Committee of the CoC, and the Metro Dallas Homeless Alliance (MDHA) Board of Directors. MDHA is the lead agency for the TX-600 CoC. Beginning in September 2017, the CoC began providing a Coordinated Access Case Manager in Plano, who assists unsheltered persons with finding housing and other supportive services. The City will continue to work closely with the Coordinated Access Case Manager to address the needs of literally homeless individuals and families who contact the City for assistance.

The City also launched a Hospital Homeless Initiative in April 2018 to address the needs of admitted Plano residents in area hospitals who are at risk of homelessness upon discharge. This initiative is described in greater detail in section AP-65.

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

outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Although the City does not receive an allocation of Emergency Solutions Grant (ESG) or Homeless Management Information System (HMIS) funding, the City coordinates with the local CoC and CCHC through regular attendance, membership, and networking within the organizations. City staff contributes to the process of determining ESG funds for the CoC’s region through active participation in these groups. In addition, by serving on the HMIS Committee, the City is actively involved in policies and decision-making as it relates to the CoC’s HMIS.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Plano Housing Authority
	Agency/Group/Organization Type	Housing PHA Services-Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met and received data and planning documents. City will continue to act as the responsible entity for environmental reviews and both agencies will seek opportunities to increase affordable housing in Plano.
2	Agency/Group/Organization	Collin County Homeless Coalition
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Needs (all) Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing membership, correspondence, and attendance to general meetings and advisory council meetings. Coordinate county-wide system of care for people experiencing homelessness or at risk of homelessness.

3	Agency/Group/Organization	Metro Dallas Homeless Alliance
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Needs (all) Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing membership, correspondence, and attendance to meetings of the CoC General Assembly, Performance Review and Allocations Committee (PRAC), HMIS Committee, and board meetings. Coordinate system of care for people experiencing homelessness or at risk of homelessness.
4	Agency/Group/Organization	Community Relations Commission
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Needs (all) Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Relations Commission (CRC) is a board of citizen volunteers who are appointed by the City Council to make funding recommendations for the use of CDBG, HOME, and BCSG funds to City Council. Consultation took place over several months, consisting of 5 public meetings and 2 public hearings in which 30 grant applications from 26 non-profit organizations were discussed. These discussions resulted in the selection of programs to be funded in 2019.
5	Agency/Group/Organization	City of Allen
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs (all) Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City of Plano staff met quarterly with staff from City of Allen to discuss 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, collaboration on the regional Assessment of Fair Housing (AFH) Report, and determine housing needs.
6	Agency/Group/Organization	City of Frisco
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs (all) Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City of Plano staff met quarterly with staff from City of Frisco to discuss 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, collaboration on the regional Assessment of Fair Housing (AFH) Report, and determine housing needs.
7	Agency/Group/Organization	City of McKinney
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs (all) Homelessness Strategy Non-Homeless Special Needs

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>City of Plano staff met quarterly with staff from City of McKinney to discuss 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, collaboration on the regional Assessment of Fair Housing (AFH) Report, and determine housing needs.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

The City made every effort to consult all agency types and did not specifically exclude any particular agency or agency type.

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?
Continuum of Care Strategic Work Plan	Metro Dallas Homeless Alliance (MDHA)	The CoC’s priorities and its Strategic Work Plan correspond to the City’s Strategic Plan goals related to homeless and at-risk populations.
Plano Tomorrow Comprehensive Plan	City of Plano Planning Department	The Action Plan contributes to the Comprehensive Plan goals for Plano as a livable, organized, and changing City.
2018 City of Plano Analysis of Impediments to Fair Housing (AI)	City of Plano Neighborhood Services Department	Both the Action Plan and AI use housing and demographic data, as well as citizen and stakeholder outreach, to determine city housing needs and barriers. The overall goal for the AI is to eliminate housing discrimination, and the City ensures its Action Plan goals align with the AI.
Annual Plan	Plano Housing Authority	Plano Housing Authority’s annual plan provides details about the organization’s operations and programs. Both PHA and the City aim to help low-income households secure housing.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

This section is optional and was left blank intentionally.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City of Plano encourages its citizens to provide input in the Action Plan process. Through its adopted Citizen Participation Plan (CPP), the City sets forth policies and procedures for citizens and groups to provide the City with information on housing and community development needs as part of the preparation of the Action Plan. Accordingly, five public meetings and two public hearings were advertised in local newspapers and held in the city. As required by the CPP, the City conducted at least one public hearing during development of the Action Plan and at least one during the public comment period for the Action Plan. All comments received through the public comment period will be considered and included in the final Action Plan.

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)
1	Public meeting, April 4, 2019	Non-targeted/broad community	19 individuals in attendance, not including City staff	Six agencies made presentations requesting funds. No public comments received.	No comments received	
2	Public meeting, April 11, 2019	Non-targeted/broad community	13 individuals in attendance, not including City staff	Five agencies made presentations requesting funds. No public comments received.	No comments received	
3	Public meeting, April 16, 2019	Non-targeted/broad community	22 individuals in attendance, not including City staff	Six agencies made presentations requesting funds. No public comments received.	No comments received	
4	Public meeting, April 25, 2019	Non-targeted/broad community	13 individuals in attendance, not including City staff	Seven agencies made presentations requesting funds. No public comments received.	No comments received	

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)
5	Public meeting, May 2, 2019	Non-targeted/broad community	5 individuals in attendance, not including City staff	Four agencies made presentations requesting funds. No public comments received.	No comments received	
6	Public hearing, May 16, 2019	Non-targeted/broad community	No members of the public in attendance	The commissioners voted on funding decisions. No public comments received.	No comments received	
7	Public hearing, July 22, 2019	Non-targeted/broad community	To Be Determined (TBD)	TBD	TBD	
8	City Bulletin Board – Posted Agendas	Non-targeted/broad community	Agendas for public hearings and public meetings posted April 1, April 8, April 9, April 16, April 29, May 8	No comments received	No comments received	
9	City Website – Posted Agendas	Non-targeted/broad community	Agendas for public hearings and public meetings posted April 1, April 8, April 9, April 16, April 29, May 8	No comments received	No comments received	http://www.plano.gov/1227/City-Council-Agendas http://www.plano.gov/AgendaCenter/Community-Relations-Commission-16

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)
10	Newspaper Ad	Non-targeted/broad community	Newspaper ads in Plano Star Courier main section on March 17, April 28, and June 16	TBD	TBD	

Table 4 – Citizen Participation Outreach

EXPECTED RESOURCES

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

Introduction

The City of Plano is a Metropolitan Entitlement City and receives two grants from the U.S. Department of Housing and Urban Development (HUD):

- Community Development Block Grant (CDBG); and
- Home Investment Partnerships Program (HOME).

Through the use of federal, state and local funds, the City plans to carry out the objectives set forth in this Action Plan. The City works in partnership with other City departments to develop coordinated plans, and to leverage resources for parks, infrastructure, code enforcement, clearance of substandard structures, economic development, housing development, and other projects in targeted neighborhoods. Coordination with and support from adjacent HUD entitlement grantees is also sought when appropriate.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public – federal	Acquisition Admin and Planning Housing Public Improvements Public Services	1,349,727	120,000	0	1,469,727	2019 is the last year of current ConPlan
HOME	public – federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	514,643	6,750	0	521,393	2019 is the last year of current ConPlan
Other	public – local	Public Services	569,400	0	0	569,400	2019 is the last year of current ConPlan

Table 5 - 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

In recent years, the City has made greater efforts to leverage private investment for affordable housing activities. The City also leverages its CDBG public service funds with its BCSG funds, providing \$2 per capita annually to fund a variety of public services for Plano residents.

In the face of extensive needs and limited resources, the City's funding strategy is to focus its efforts in activities that offer the greatest potential for maximizing benefits from investments.

Matching requirements will be satisfied as follows:

Match is considered a permanent contribution to affordable housing. The City will provide match in an amount equal to no less than 25% of the total HOME funds drawn down for project costs. Sources of match funds may include subrecipient completed projects that include use of: sweat equity; land donations for HOME-eligible projects; private financing; the value of donated materials, equipment, labor and professional services; and homebuyer counseling.

Unacceptable sources of cash match include: all CDBG funds; other federal grant funds; funds raised through federal HTC; interest rate subsidy attributable to federal tax-exempt financing; Owner equity in a Project; cash contributions from investors who own, are working on, or are proposing to apply for assistance for a HOME-assisted project; cash contributions from applicants for or recipients of HOME assistance; and expenditures on Program administration.

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

N/A

Discussion

This section is optional and was left blank intentionally.

ANNUAL GOALS AND OBJECTIVES

AP-21 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2015	2019	Affordable Housing	Plano City Limits	Housing Rehabilitation	CDBG: \$849,782 CDBG Program Income: \$120,000 HOME: \$133,982 HOME Program Income: \$6,750	Homeowner Housing Rehabilitated: 24 Household Housing Units
2	Homeownership	2015	2019	Affordable Housing	Plano City Limits	Homebuyer Assistance	CDBG: \$10,000 HOME: \$252,000	Direct Financial Assistance to Homebuyers: 6 Households Assisted
3	Supply of Units	2015	2019	Affordable Housing	Plano City Limits	Housing Supply	HOME: \$77,197	Homeowner Housing Added: 1 Household Housing Unit
4	Homelessness Prevention	2015	2019	Homeless	Plano City Limits	Homeless Prevention	CDBG: \$122,000	Homelessness Prevention: 167 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Shelter and Services	2015	2019	Homeless	Plano City Limits	Homeless Shelter	CDBG: \$44,545	Persons Assisted Homeless Person Overnight Shelter: 8 Persons Assisted
6	Public Services - Special Needs	2015	2019	Homeless Non-Homeless Special Needs	Plano City Limits	Public Services - Special Needs	CDBG: \$53,455	Public service activities other than Low/Moderate Income Housing Benefit: 222 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Strategy 1: Rehabilitate, retain, preserve, and improve the affordable housing stock for low and moderate income non-homeless population Goal 1: Sustain the quality of homeowner units through rehabilitation and repair.
2	Goal Name	Homeownership
	Goal Description	Strategy 2: Increase the availability of affordable permanent housing in standard condition to low and moderate income families Goal 2: Increase affordability of homeownership by providing homebuyer financial counseling and education and direct financial assistance for closing costs and down payment
3	Goal Name	Supply of Units
	Goal Description	Strategy 2: Increase the availability of affordable permanent housing in standard condition to low and moderate income families Goal 1: Increase supply of affordable housing units through rehabilitation, reconstruction, and/or new construction

4	Goal Name	Homeless Prevention
	Goal Description	Strategy 1: Meet the needs of homeless persons (including help obtaining affordable housing) and assist persons at risk of becoming homeless Goal 1: Provide direct assistance for rent and utilities for persons at risk of homelessness to maintain housing and address immediate crises and retain self-sufficiency
5	Goal Name	Homeless Shelter and Services
	Goal Description	Strategy 1: Increase access to quality homeless shelter and supportive services Goal 1: Provide for homeless shelter projects in Collin County with supportive services and shelter space set aside for homeless persons from Plano
6	Goal Name	Public Services - Special Needs
	Goal Description	Strategy 2: Meet the public service needs of low and moderate income residents Goal 1: Provide public services with an emphasis upon children, youth, homeless, and special needs populations including elderly, mentally ill, persons with disabilities, and victims of domestic violence

Table 7 – Goal Descriptions

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 91.215(b):

HOME funds will be used primarily to address affordability needs of low and moderate income homebuyers through homeownership assistance and counseling and single family housing development. Investment of HOME funds will also be leveraged to foster partnerships that increase investment of non-federal funds in the production of affordable housing. Using HOME funds, the City expects to serve seven extremely low income, low income, and moderate income families.

AP-35 Projects – 91.220(d)

Introduction

The City will undertake activities that will address priority needs and objectives established and adopted by City Council. This will include a summary of proposed activities including local objectives, priority needs, and proposed accomplishments.

#	Project Name
1	19-20 Grant Administration
2	19-20 City of Plano Housing Rehabilitation
3	19-20 City of Plano First Time Homebuyer Assistance and Education
4	19-20 City of Plano Homelessness Prevention
5	19-20 Required HUD CHDO Set-Aside
6	19-20 Texas Muslim Women’s Foundation
7	19-20 Boys & Girls Clubs of Collin County

Table 8 – Project Information

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

Results of Con Plan citizen input strongly supported affordable housing, housing rehabilitation, and homeownership, as well as social and supportive services for low and moderate income individuals and families.

The City continues to prioritize new homeownership and preserving existing homeownership. Therefore, funds are invested in the Housing Rehabilitation and the First Time Home Buyer Program. The City also strives to both preserve and create opportunities for neighborhood enhancement through its Great Update Rebate and Love Where You Live programs, which are funded using City general funds. Additionally, the City provides funding to non-profit organizations that serve special needs populations such as individuals and families experiencing homelessness, domestic violence survivors, and children from low and moderate income families. The City also promotes affordable housing by providing resolutions of support for housing tax credit developments.

The City has identified two primary obstacles to meeting underserved needs. The first obstacle is limited federal and local funding. The needs of the community are greater than the available local and federal funds. The other main obstacle is Plano’s local housing market. Since 2012, the median home value in Plano has risen 68% from \$202,000 to \$339,000, and the amount of undeveloped land in Plano is less than 4 percent. The limited availability of land that can be cost-effectively developed, as well as increasing demand for housing within Plano, significantly affects opportunities for increasing the supply of affordable housing units.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	19-20 Grant Administration
	Target Area	
	Goals Supported	Housing Rehabilitation Supply of Units Homeownership Homeless Prevention Homeless Shelter and Services Public Services - Special Needs
	Needs Addressed	Housing Rehabilitation Housing Supply Homebuyer Assistance Homeless Prevention Homeless Shelter Public Services - Special Needs
	Funding	CDBG: \$269,945 HOME: \$51,464
	Description	Funds will be used to cover the cost of planning, administering, operating and monitoring the CDBG and HOME programs to ensure compliance with HUD and City policies and regulations.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	The primary activity location is 7501-A Independence Parkway, Plano, TX 75025.
	Planned Activities	Funds will be used to pay for salaries and fringe benefits, insurance, supplies and associated costs to administer and oversee the CDBG and HOME programs.
2	Project Name	19-20 City of Plano Housing Rehabilitation
	Target Area	

	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$849,782 CDBG Program Income: \$120,000 HOME: \$133,982 HOME Program Income: \$6,750
	Description	This program provides low-interest rehabilitation and reconstruction loans to low and moderate income renter and owner-occupied households. Terms of loans are based on need and ability to repay. The program also provides for emergency repair grants and acquisition, rehabilitation, and resale of single family homes to low and moderate income homebuyers.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	24 low and moderate income households
	Location Description	The program is administered at 7501-A Independence Parkway, Plano, Texas 75025, and activity locations are city-wide.
	Planned Activities	Planned activities may include home repair, rehabilitation and activity delivery, as well as acquisition, rehabilitation, and resale of single family homes to low and moderate income homebuyers.
3	Project Name	19-20 First Time Homebuyer Assistance and Education
	Target Area	
	Goals Supported	Homeownership
	Needs Addressed	Homebuyer Assistance
	Funding	CDBG: \$10,000 HOME: \$252,000
	Description	Through deferred payment loans, this program provides down payment and closing cost assistance to low and moderate income families purchasing homes in Plano. The program offers up to \$55,000 based on the buyer's level of income. An eight-hour educational class is mandatory for program eligibility. The expected activity also includes activity delivery.
	Target Date	09/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	6 low and moderate income households
	Location Description	The program is administered at 7501-A Independence Parkway, Plano, Texas 75025. Assistance locations are determined after an approved buyer locates an eligible property.
	Planned Activities	Planned activities include down payment and closing cost assistance up to \$10,000 for CDBG and \$55,000 for HOME through deferred payments loans to low and moderate income families.
4	Project Name	19-20 Homelessness Prevention
	Target Area	
	Goals Supported	Homeless Prevention
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$122,000
	Description	This program will provide rent or mortgage payments and utility assistance for low income families in Plano who are at immediate risk of homelessness for up to three consecutive months.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	167 low income persons at risk of homelessness
	Location Description	The activity is located at and administered by the Assistance Center of Collin County at 900 18th Street, Plano, TX 75074.
	Planned Activities	Planned activities include rent, mortgage and utility assistance paid directly to the provider, as well as case management provided to the program participants.
5	Project Name	Required HUD CHDO Set-Aside
	Target Area	
	Goals Supported	Supply of Units Housing Rehabilitation
	Needs Addressed	Housing Supply Housing Rehabilitation

	Funding	\$77,197
	Description	Activities may include: Purchasing and developing residential lots for new construction of affordable housing units; acquisition, rehabilitation and resale; and homeowner-occupied housing rehabilitation. All activities will serve low and moderate income families. Funds are expected to be allocated on October 1, 2020 to a Community Housing Development Organization (CHDO). No CHDOs applied for GY 2019 funding.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	One low to moderate income household
	Location Description	Administration and location of the activity will be determined when funds are allocated to a subrecipient.
	Planned Activities	Activities may include: Purchasing and developing residential lots for new construction of affordable housing units; acquisition, rehabilitation and resale; and homeowner-occupied housing rehabilitation. All activities will serve low and moderate income families.
6	Project Name	19-20 Texas Muslim Women’s Foundation
	Target Area	
	Goals Supported	Homeless Shelter and Services Public Services - Special Needs
	Needs Addressed	Homeless Shelter Public Services - Special Needs
	Funding	CDBG: \$44,545
	Description	This program will provide supportive services including case management, counseling, emergency shelter, and transitional housing to women who are victims of domestic violence.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	8 homeless persons
	Location Description	The program location is confidential.

	Planned Activities	Planned activities include shelter and supportive services for victims of domestic violence.
7	Project Name	19-20 Boys & Girls Clubs of Collin County
	Target Area	
	Goals Supported	Public Services - Special Needs
	Needs Addressed	Public Services - Special Needs
	Funding	CDBG: \$53,455
	Description	This program will provide after-school and summer programs to help low and moderate income Plano children enhance their academic success, nutrition, character, and leadership.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	222 low and moderate income children and youth
	Location Description	Douglass Community Center, 1111 H Avenue, Plano, TX 75074.
	Planned Activities	Planned activities include after-school and summer programs for low-income youth.

Table 9 – Project Summary

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

Due to the eligibility criteria for the CDBG and HOME programs and their focus on low and moderate income populations, most funds are likely to be expended in areas that have higher concentrations of low and moderate income residents, such as southeast Plano and many areas located to the immediate east and west of US-75. However, funds will be expended in all areas of the City, as all programs are available city-wide, and low and moderate income persons reside in all areas of the City. See the map at Appendix A showing the income distribution of areas that have at least 42.34% low and moderate income households, per HUD's Exception rule for the City of Plano.

Geographic Distribution

Target Area	Percentage of Funds
n/a	n/a

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Plano does not propose allocating investments geographically. See the map included as Appendix A, showing the income distribution of areas that have at least 42.34% low and moderate income households, per HUD's Exception rule for the City of Plano.

Discussion

This section is optional and was left blank intentionally.

AFFORDABLE HOUSING

AP-55 Affordable Housing – 91.220(g)

Introduction

The City’s housing priorities are: 1) increasing the supply of quality affordable housing, 2) improving existing affordable housing stock, and 3) expanding homeownership opportunities. For the 2019-20 program year, these priorities will be addressed through the following activities: homelessness prevention assistance to 167 persons (approximately 67 households), down payment assistance to 6 first-time homebuyers, acquisition of 1 single-family unit, and housing rehabilitation for 24 low and moderate income households.

The Plano Housing Authority (PHA) has been the City’s primary partner in addressing rental housing needs of the very low income segment of the City’s population.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	98
Special-Needs	0
Total	98

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	67
The Production of New Units	0
Rehab of Existing Units	24
Acquisition of Existing Units	7
Total	98

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

The City assists low and moderate income homeowners city-wide with rehabilitation by emphasizing the highest priority repair needs for each assisted household and providing for emergency repair grants for homeowners that affect health and safety needs, such as water and sewer failures, electrical and heating system failures, and urgent roof repair needs. Also, use of City general funds for the City’s Great Update Rebate and Love Where You Live programs will help homeowners maintain their homes and revitalize aging neighborhoods.

The City will also support new affordable housing opportunities through down payment assistance to six first time homebuyers and acquisition with rehabilitation of one single family home. All affordable housing activities will benefit low and moderate income buyers.

It is anticipated that the City will support the production of new rental units by providing resolutions of support for housing tax credit developments to be constructed within the city. Plano residents who are at-risk of homelessness will be supported through the City's Homelessness Prevention Program, which will provide short-term rent, mortgage, and utility assistance to approximately 167 persons (67 households).

AP-60 Public Housing – 91.220(h)

Introduction

Plano Housing Authority (PHA) is the local public housing agency in Plano. The PHA currently manages 23 public housing units and assists 1,839 low-income individuals. Currently, PHA administers 948 Housing Choice Vouchers. Forty (40) of the 948 vouchers are VASH (Veterans Affairs Supportive Housing), designated specifically for homeless veterans.

PHA owns and administers 23 single-family public housing units scattered throughout the City. They were built between 1962 and 1981.

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

- Continue to provide certifications of consistency with the Consolidated Plan and serve as the PHA's responsible entity for environmental review certifications
- Support PHA's efforts to obtain funds for renovation and improvements
- Provide information to PHA regarding the Consolidated Plan and its activities and encourage PHA to share information
- Help address the needs of public housing and needs of its residents by offering housing counseling or homeownership training to tenants and Housing Choice Voucher renters
- Ensure adequate public safety personnel are assigned to their localities

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

- Provide down payment assistance for eligible first time homebuyers
- Expand and promote homeownership opportunities for participants in the public housing and voucher programs
- Fund case management, information and referral services to low and moderate income individuals through various non-profit organizations
- Provide homeownership information through the City's staff and First Time Homebuyer class

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

Plano Housing Authority is not designated as troubled. Therefore, this section does not apply.

Discussion

This section is optional and was left blank intentionally.

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

Introduction

Throughout Collin County and the City of Plano, as with most areas of the country, homelessness has become an increasing challenge. The 2019 Point-In-Time (PIT) count found 103 unsheltered persons in Plano, which is a 49% increase from the 2018 PIT count (69 persons). Top reported reasons for homelessness included an inability to pay one's rent or mortgage, unemployment, lack of affordable housing, and domestic violence situations. Including those who were sheltered, there were 264 persons identified as homeless in the City of Plano in the 2019 PIT Count, versus 225 in 2018.

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 Plano 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 City reaches out to people experiencing homelessness and assesses their individual needs through three primary methods: 1) participation, leadership, and support for the Collin County Homeless Coalition (CCHC) and the Continuum of Care (CoC), including assisting with annual PIT Counts, 2) funding of key homeless services and homelessness prevention through CDBG and City general funds, and 3) coordinating collaborative outreach initiatives that connect unsheltered persons to community resources.

The City currently addresses the needs of homeless persons who contact the City by coordinating with local shelter providers and non-profit organizations to place homeless persons in shelter or housing and coordinate supportive services. Metro Dallas Homeless Alliance (MDHA), lead agency for the CoC, currently provides a Coordinated Access and Assessment Case Manager at the Assistance Center of Collin County in Plano, who assists literally homeless persons with assessment, obtaining shelter and/or housing, benefits applications, and obtaining critical documents. City staff work closely with this case manager to

locate housing options for homeless persons.

The City launched a Hospital Homeless Initiative in April 2018 to address the needs of admitted Plano residents in area hospitals who are at risk of homelessness upon discharge. Participating hospitals include Medical City Plano, Baylor Scott & White Plano, and Texas Health Presbyterian Hospital Plano. City staff meets with the patient to gather information to determine shelter eligibility and to complete an intake form for HMIS input. Staff then contacts emergency shelters and transitional living programs that best fits the needs of the patient to find out availability and coordinate intake, including transportation if needed. Follow-up is conducted to confirm the patient entered the program. A comprehensive shelter list and contact information for the Coordinated Access and Assessment Case Manager is also provided to hospital staff for referral purposes in the event a patient is unable to participate in the initiative due to residency or other factors. To date, 11 patients have been visited by City staff and received assistance with shelter and housing placement. All patients were successfully diverted from unsheltered homelessness.

Beginning in August 2019, the City will begin a monthly street outreach collaboration with the Plano Neighborhood Police Officer Unit, Plano Police Mental Health Coordinator, volunteers from Collin County Homeless Coalition, and Lifepath Staff. During each outreach, two to four teams will visit locations in Plano known to be frequented by unsheltered persons to assess immediate needs and provide information on the Collin County Coordinated Access and Assessment Case Manager, shelter, and other resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City addresses the emergency shelter and transitional housing needs of homeless persons through collaboration with the CoC and CCHC and through sustained funding of local shelters and supportive services. In this one-year Action Plan, the City's CDBG funds will be used to support Texas Muslim Women's Foundation, which provides culturally-sensitive services and shelter to victims of domestic violence. In addition, the Community Relations Commission has recommended to City Council to use general funds to support the following shelters: 1) The Samaritan Inn, a transitional housing shelter for individuals and families, 2) Emily's Place, a transitional housing shelter for victims of domestic violence, 3) Hope's Door New Beginnings Center, a shelter and supportive services agency for victims of domestic violence, 4) City House – My Friend's House, a shelter for runaway and homeless youth ages 0-17, and 5) City House – Transitional Living Program, a transitional housing program for youth ages 18-21.

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, through involvement and leadership in the CCHC and the CoC, collaborates with service providers to facilitate the adoption of best practices, increase capacity, and coordinate the delivery of services to persons experiencing homelessness. In September 2018, the City of Plano became eligible to receive an allocation of Homeless Housing and Services Program (HHSP) funding from the Texas Department of Housing and Community Affairs (TDHCA). The City is currently using these funds to support a rapid rehousing (RRH) program that serves both families and individuals, thereby facilitating a rapid transition to permanent housing and shortening the length of time in homelessness. The program is administered by City House Inc., in partnership with the Assistance Center of Collin County, with a goal of housing 30 people by August 2019. The City will continue to fund this program in PY 2019. These two agencies also receive Emergency Solutions Grant (ESG) funding for RRH, while Hope's Door New Beginnings Center and Texas Muslim Women's Foundation receive CoC RRH funding.

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 uses CDBG funds to support the City of Plano Homelessness Prevention Program, which serves extremely low- and low-income Plano residents at risk of homelessness. In addition to assistance with housing costs, clients are connected to a multitude of other supportive services such as food, clothing, benefits application assistance, job search assistance, ESL classes, credit counseling, budgeting and more. These basic services, combined with the housing payments supported by the grant, create a comprehensive program that helps dozens of low income families regain stability and avoid homelessness each year. The program is currently delivered by the Assistance Center of Collin County, who also receives ESG funding to prevent homelessness, expanding the number of residents that can be reached. On a larger scale, the City works to prevent homelessness through its continued participation and leadership in the local CoC and Collin County Homeless Coalition.

Discussion

Based on the results of the 2019 Point in Time Count, there were a total of 264 homeless persons in Plano, of which 103 were unsheltered. Providing shelter and rapid rehousing services

to persons experiencing homelessness and preventing homelessness remain priorities for the City. The City supports the CoC's efforts by providing funds for supportive services and transitional shelter for Plano's homeless population.

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	n/a
Tenant-based rental assistance	n/a
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	n/a
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	n/a
Total	n/a

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

Introduction

In 2015, the City underwent an Analysis of Impediments to Fair Housing Choice (AI). The AI was contracted by a third party/outside consultant and included input gathered from public meetings, as well as subject matter expert interviews. The AI reviewed land use controls, property tax policies, zoning ordinances, building codes, fees and charges, public housing, environmental requirements, public transportation, and other factors in order to determine any barriers to affordable housing. The analysis found there were no public policies that limit or affect the return on residential investment.

While there were no public policies identified as barriers to affordable housing in the City's AI, market conditions in Plano have caused an increase in home values and rental rates over the last several years. Several large corporations have opened offices in Plano, resulting in thousands of employees relocating to Plano and the surrounding area. From 2012 to 2017, median contract rent increased by 27% in Plano, and median home values increased by 68%. Comparatively, median household income in Plano only rose 6% over the same period. These conditions have created a barrier to affordable housing, as it has become increasingly difficult for low and moderate income residents to afford their housing costs. In addition, affordable housing developers have found it increasingly difficult to purchase and develop land in Plano at a cost effective rate.

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

In order to continue to address and eliminate any potential barriers to affordable housing, the City has identified the following areas where it could take action to minimize barriers to affordable housing:

1. Develop partnerships to build and increase the number of affordable units;
2. Support and coordinate with developers for housing tax credit project applications proposed in Plano;
3. Provide homebuyer education;
4. Provide down payment assistance and closing cost assistance;
5. Maintain existing City-funded programs such as Great Update Rebate and Love Where You Live to assist homeowners to improve their homes and neighborhoods; and,
6. Make efforts to coordinate with local and regional transportation planning to ensure, to the extent practical, that affordable housing owners and tenants have access to public

transportation.

Discussion

The City remains committed to preserving and maintaining the existing stock of affordable housing, as well as increasing the number of new affordable housing units. The City regularly seeks to expand its capacity and partnership opportunities to provide affordable housing activities and will continue to seek out and support efforts that will accomplish this goal.

AP-85 Other Actions – 91.220(k)

Introduction

This section will describe the City's plans to use its 2019 programs 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 City has identified the following obstacles to meeting underserved needs:

1. Obstacle – Limited Funding

The primary obstacle to meeting underserved needs is limited federal and local funding. The needs of the community are greater than the available local and federal funds. The City will utilize general funds for public services and programs such as Great Update Rebate and Love Where You Live to assist Plano residents in maintaining their homes and neighborhoods.

The City leverages federal funds using its own general funds to award grants to local nonprofits. The Buffington Community Services Grant (BCSG) currently allocates of \$2 per capita to provide public services to Plano residents. For FY 2019, the BCSG fund is \$569,400, and 14 agencies were awarded grants.

2. Obstacle – Local Market

The limited availability of developable land at affordable prices, as well as increasing demand for housing within Plano, significantly affects opportunities for increasing supply of affordable units. Through its housing tax credit application process, the City seeks to assist developers that propose housing tax credit projects in Plano by providing resolutions of support to obtain funds through the Texas Department of Housing and Community Affairs. Additionally, as described on page 5, the City increased the maximum down payment assistance offered through its First Time Homebuyer program from \$20,000 to \$55,000 beginning in July 2018. Through its analysis of changes in the housing market over the past several years, the City determined that increasing the maximum amount of assistance to this level would increase homeownership opportunities for low and moderate income households.

Actions planned to foster and maintain affordable housing

The City plans to foster and maintain affordable housing for Plano residents by funding activities for homebuyer assistance and housing rehabilitation. The First Time Homebuyer

Program makes homes more affordable to low and moderate income residents by assisting with down payment and closing costs. The purpose of the Housing Rehabilitation program is to assist low and moderate income property owners with repairs to meet their needs for safe and decent housing. Rehabilitation is also intended to enhance, improve, and preserve neighborhoods. The City will also utilize general fund monies to preserve existing affordable housing through the Love Where You Live and Great Update Rebate Programs.

During GY 2018, the City completed a Housing Trends Analysis. The analysis identified gaps in housing needs by both type and size, with consideration given to the income level needed to obtain various types of housing. Using the results of the analysis, the City plans to develop recommendations for policies and incentives necessary to attract the type of strategic development that accurately aligns with current and future community needs.

Actions planned to reduce lead-based paint hazards

Actions taken to reduce lead-based paint will be conducted in accordance with HUD's lead-based paint regulations at 24 CFR § 35. The City of Plano Community Services Division staff attends trainings, receives lead-based paint certifications and is currently in compliance with these regulations. Lead-based paint hazards are addressed through the City's Housing Rehabilitation program and the HOME program. As homes enter these programs, they are evaluated for lead-based paint and, when necessary, such hazards are reduced or eliminated, as required by law. In addition, homes built prior to 1978 to be purchased through the First Time Homebuyer program and fail the required visual paint inspection will be tested for lead paint. If lead paint is present, the owner will be informed of the appropriate requirements to respond to the lead paint, and the purchase will not proceed with federal funds unless and until interim controls are completed.

Actions planned to reduce the number of poverty-level families

The City of Plano's anti-poverty strategy will assist in reducing the number of poverty level families by increasing access to the following programs and services:

- Programs supporting and encouraging community and neighborhood maintenance and improvements such as Housing Rehabilitation, Great Update Rebate, and Love Where You Live.
- Programs that foster economic independence for homeless and at-risk families and individuals by combining housing assistance and supportive services such as Homelessness Prevention, Texas Muslim Women's Foundation, City House, Emily's Place, The Samaritan Inn, and Hope's Door New Beginnings Center.
- Case management and information and referral services to special needs, low/moderate

income, and below poverty level families through various nonprofit organizations.

- Supplementary and emergency assistance, rental assistance, child care, health, transportation, utility assistance, and educational assistance to low/moderate income families, particularly those with special needs. Nonprofit organizations in the community provide these various forms of assistance, many of which are funded by the City.

Actions planned to develop institutional structure

It remains a priority for the City to develop and enhance an effective and efficient program delivery system for the use of federal funds. The City continues to monitor, assess and seek ways to further improve its performance. Solid relationships have been built with public institutions, private and nonprofit partners, to implement activities and projects that require multiple funding sources. Through ongoing meetings and periodic technical assistance provided by the City, all partners are encouraged to share their thoughts on how the delivery system and programs could be made improved. Additionally, the City will become a member of the Funding Information Network in July 2019. This will allow nonprofit organizations serving Plano residents free access to a data-rich online service for seeking out new funding opportunities, thereby increasing their capacity to administer social service and housing programs to Plano residents.

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

To enhance coordination between public and private housing and social service agencies, the City works closely with its subrecipient agencies, which includes those listed in the proposed projects summary, as well as agencies funded by the City funded Buffington Community Services Grant. The City is also a member of multiple community groups such as the local CoC, Collin County Homeless Coalition, North Texas Regional Housing Assessment, and many others listed previously in this report. These community organizations provide networking opportunities and serve to enhance coordination between the City and public and private housing and social service agencies. City staff also provides support and information to the Community Relations Commission, a group appointed by City Council to make funding recommendations for the provision of social services and quality, affordable, and accessible housing.

Discussion

This section is optional and was left blank intentionally.

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
Total Program Income	0

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	95.00%
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.	

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not and will not engage in any form of investment using HOME funds that is not described in 24 CFR 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture provisions will be utilized for households receiving assistance through the FTHB Program and/or direct assistance through HOME-funded projects, including all subrecipient and CHDO projects. The purpose of the recapture provisions is to ensure that the City will recoup all or a portion of the assistance if the housing is no longer used as a principle residence of the homeowners during the required affordability period and/or upon the earliest occurrence of one of the following triggering events:

Triggering events

The repayment of funds is required should the recapture requirement be triggered by any of the following events:

1. A sale (voluntary or involuntary) of the housing unit during the affordability period, or
2. Transfer of real estate through other forms including but not limited to transfer property as a gift and relinquishment. In this event, the homeowner shall immediately make full payment of the principle and interest on the entire principle balance of the loan as stipulated on the deed of trust and promissory note, or
3. The cessation of the property use as primary residence either by voluntary or involuntary. In this event, the homeowner shall immediately make full payment of the principle and interest on the entire principle balance of the loan as stipulated on the deed of trust and promissory note.

Amount Subject to Recapture

1. City of Plano First Time Homebuyer Program and Housing Rehabilitation Program: Acquisition, Rehabilitation, and Resale (ARR) activity only

One hundred percent (100%) of HOME funds used for down payment, closing cost, interest subsidies, or other HOME assistance provided directly to homebuyer (direct HOME subsidy) is subject to recapture provisions. The homeowner is required to repay ALL of the direct HOME subsidy and shared appreciation to the City of Plano if the housing is no longer used as a principle residence of the homeowner and/or in the event of a Triggering Event during the first 15 years. After 15 years, the loan is forgiven, and the shared equity requirements remain for an additional 15 years.

In the event that the Property depreciates its value at the time of the sale, and the proceeds are not sufficient to cover the repayment amount required, the loss is shared with the City based on the percentage equals to the percent of City’s contribution of the original sales price. The amount of depreciation will be subtracted from the original shared equity down payment amount the homeowner will pay back.

In the event of property transfer through the sale of property, the City allows the seller to sell to any willing buyer at any price. Once the HOME funds and shared equity are repaid, the property is no longer subject to any HOME restrictions.

2. Subrecipient and CHDO Projects

For housing developed by a housing organization including CHDOs and subrecipients, HOME funds used to make a home affordable (direct assistance) are subject to the recapture provision and will be secured by a promissory note and deed of trust. The City will use the reduction during the affordability period method of calculation and shared net proceeds as its method of determining the amount of repayment required.

Under this method the direct HOME subsidy will be prorated and forgiven on a monthly basis. For example, a 5 year affordability period will be forgiven at the rate of 1/60 per month; 10 year affordability at 1/120 per month; and 15 year affordability at 1/180 per month. This amount will be deducted from the full direct subsidy. If the proceeds from the sale of the property are sufficient to repay the City for the portion remaining of the original direct subsidy, the City will be paid and the homeowner will receive the difference.

If the sale proceeds are insufficient to repay the City for the remaining portion of the original direct subsidy, the following calculation will be used:

$$\frac{\text{HOME Subsidy}}{\text{(HOME subsidy + Homeowner Investment)}} \times \text{Net proceeds} = \text{HOME recapture}$$

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds (See 24 CFR 92.254(a)(4)) are as follows:

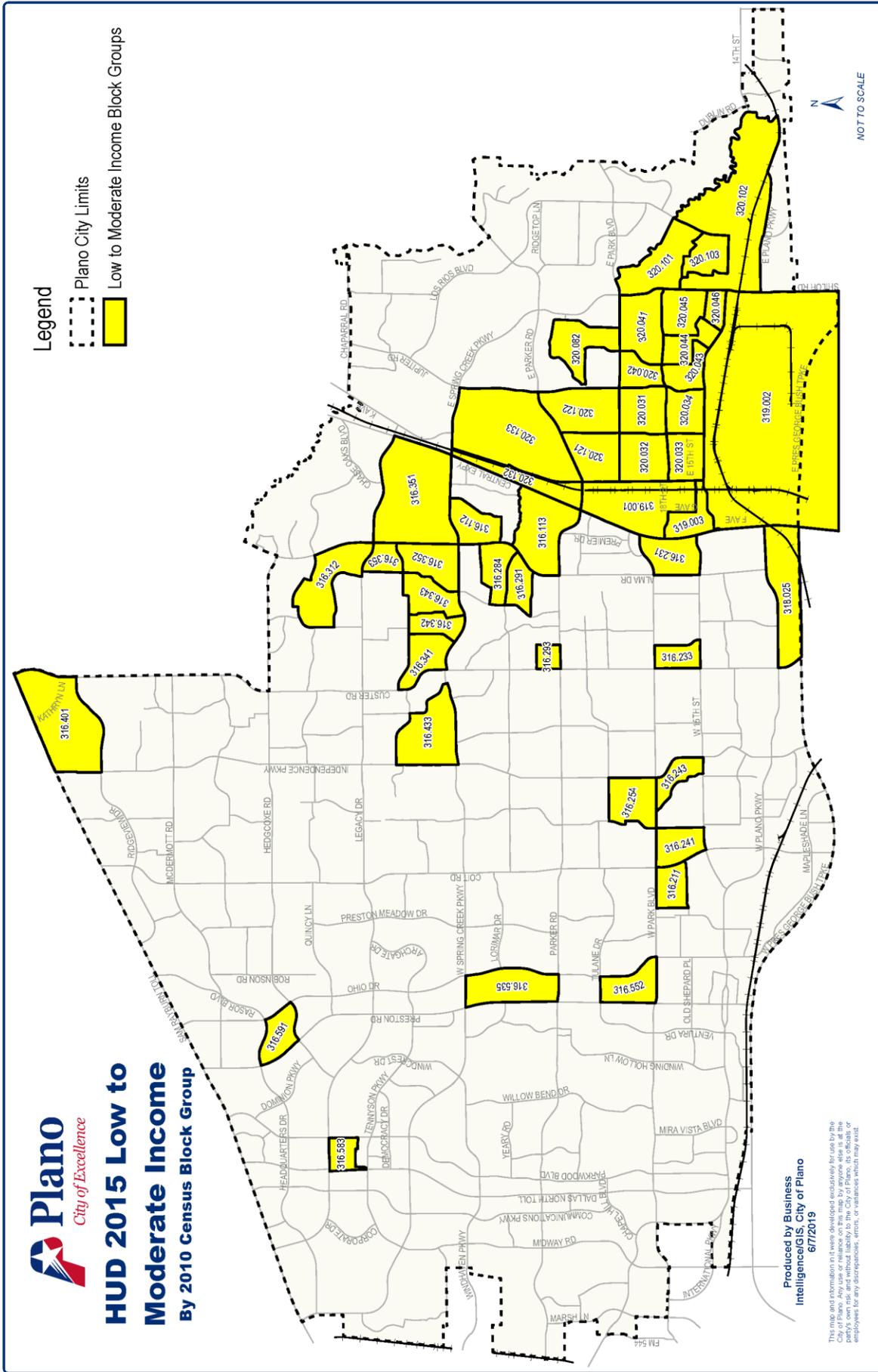
A Subordinate Deed of Trust and Promissory Note will be placed on acquisition projects utilizing City of Plano HOME funds. The following will trigger repayment of all or a portion of the HOME funds invested in the project:

- Discovery that the recipient knowingly falsified an application and was actually

- ineligible for assistance; or,
 - Homeowner moves out or sells home prior to the end of the affordability period; or,
 - Recipient fails to meet HOME requirements or regulations; or,
 - HOME-assisted property is sold to an ineligible homebuyer.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not use HOME funds to refinance existing debt; therefore, this section is not applicable. Furthermore, the City does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds. The City does not have programs that allow the use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Appendix A: Plano Low to Moderate Income Census Tract Map



RESOLUTION NO. 2019-7-8(R)

A Resolution of the City of Plano, Texas, authorizing the filing of applications for U.S. Department of Housing and Urban Development funds in an amount not to exceed \$1,864,370 under the Housing and Community Development Act and the HOME Investment Partnerships Act; designating the City Manager as Chief Executive Officer and authorized representative of the City for the purpose of giving required assurances, acting in connection with said application and providing required information; and providing an effective date.

WHEREAS, the City of Plano is eligible to receive certain funds under the Housing and Community Development Act of 1974, as amended, in the amount of \$1,349,727 based on the 2019-2020 Community Development Block Grant budget for entitlement communities, as well as certain funds under the HOME Investment Partnerships Acts of 1990, as amended, in the amount of \$514,643 based on the 2019-2020 HOME Investment Partnerships Program grant budget for entitlement communities; and

WHEREAS, it is in the public interest of the citizens of the City of Plano that application be made for such funding; and

WHEREAS, the summary of activities to be funded by Community Development Block Grant and HOME Investment Partnerships Program has been adopted by the City of Plano as its 2019-2020 Action Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

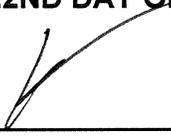
SECTION I. The City Manager, or his authorized designee, is hereby authorized to file an application for funds, consistent with the 2019-2020 Action Plan under the Housing and Community Development Act of 1974, as amended, and the HOME Investment Partnerships Act of 1990, as amended, in an amount not to exceed \$1,864,370, on behalf of the City of Plano, Texas, and to certify to all understandings and assurances required under said Acts including, but not limited to, OMB circulars A-95 and A-102 and Federal Management Circular 74-4, the National Environmental Policy Act of 1969, the Civil Rights Act of 1964 and 1968, Executive Orders 11063 and 11246, and such other assurances and understandings as may be required.

SECTION II. The City Manager is hereby designated as the Chief Executive Officer and authorized representative of the City of Plano, Texas, for the purpose of acting in connection with the application and providing such additional information as may be required.

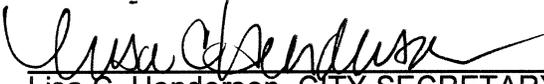
RESOLUTION NO. 2019-7-8(R)

SECTION III. This Resolution shall become effective immediately upon its passage.

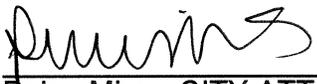
DULY PASSED AND APPROVED THIS THE 22ND DAY OF JULY, 2019.


for Harry LaRosiliere, MAYOR *Rick Smith, MPT*

ATTEST:


Lisa C. Henderson, CITY SECRETARY

Approved as to form:


Paige Mims, CITY ATTORNEY

RESOLUTION NO. 2019-7-9(R)

A Resolution of the City of Plano, Texas, authorizing an amendment to the 2015 – 2019 Citizen Participation Plan for the use of U. S. Department of Housing and Urban Development Community Development Block Grant and HOME Investment Partnerships Program funds; and providing an effective date.

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires local governments seeking federal assistance through the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) programs to develop a Citizen Participation Plan to set forth policies and procedures for citizen participation in community development activities; and

WHEREAS, on March 3, 2015, the City Council adopted Resolution No. 2015-3-15(R) approving the 2015 – 2019 Five Year Consolidated Plan that included the Citizen Participation Plan (CPP); and

WHEREAS, the CPP details the public participation process required by HUD to encourage citizen participation during the development of the Consolidated Plan, amendments thereto, and review of HUD performance reports; and

WHEREAS, on May 23, 2018, HUD published three notices in the Federal Register, indefinitely suspending the Assessment of Fair Housing requirement established under HUD's Final Rule on Affirmatively Furthering Fair Housing and reinstating the previous requirement for jurisdictions to conduct an Analysis of Impediments to Fair Housing Choice; and

WHEREAS, in order to comply with this change, an amendment to the CPP has been presented to the City Council, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, in accordance with the CPP, a public notice was published in the Plano Star Courier on Sunday, June 16, 2019, informing the public of the proposed amendment to the CPP, a copy of which is attached hereto as Exhibit "B"; and

WHEREAS, the City Council held a public hearing on July 22, 2019 to receive public comments regarding the proposed amendment to the CPP; and

WHEREAS, the City Council is of the opinion that the amendment to the CPP for the 2015-2019 Five Year Consolidated Plan period should be in all things approved.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

RESOLUTION NO. 2019-7-9(R)

Section II. The amendment to the 2015-2019 Citizen Participation Plan, attached as Exhibit "A", is hereby adopted.

Section III. This resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED THIS 22ND DAY OF JULY, 2019.


for Rick Smith, MPT
Harry LaRosiliere, MAYOR

ATTEST:


Lisa C. Henderson, CITY SECRETARY

Approved as to form:


Paige Mims, CITY ATTORNEY

**CITY OF PLANO PROPOSED AMENDED CITIZEN PARTICIPATION PLAN
FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT and
HOME INVESTMENT PARTNERSHIPS FUNDS**

The City of Plano (City) is committed to providing opportunities for its citizens to participate in an advisory role in the planning, implementation and assessment of its U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs. In order to encourage and support participation of citizens, the City will provide adequate information, hold public hearings, and give citizens the opportunity to comment on the City's plan for implementation and assessment of federal funds.

This Citizen Participation Plan (CPP) sets forth the City's policies and procedures for citizen participation in the development of the Consolidated Plan, Annual Action Plan, Substantial Amendments, Consolidated Annual Performance and Evaluation Report (CAPER), and Assessment of Fair Housing (AFH), and Analysis of Impediments to Fair Housing Choice (AI). This CPP will ~~become effective~~ be in effect as of October 1, 2015; the first year of the City's 2015-2019 Consolidated Plan and as amended. This CPP will be posted on the City of Plano web site and hard copies will be made available for review upon request by the Community Services Division of the Neighborhood Services Department.

A. Consolidated Plan, Action Plan, Consolidated Annual Performance and Evaluation Report, Substantial Amendments, and Assessment of Fair Housing, and Analysis of Impediments to Fair Housing Choice (AI)

The Executive Summary of the Consolidated Plan will be published and made available at the City location in Section (B)(3) of this plan. The Consolidated Plan will include an Action Plan for one program year. For each year thereafter, a one-year Action Plan will be made available to the public. The CAPER will be completed and submitted to the HUD following each program year. The AI/AFH will ~~occur~~ be updated every five years with the Consolidated Plan.

1. CONSOLIDATED PLAN (CONPLAN)

- a. This document serves as the five-year plan used to apply for funding under the CDBG and HOME programs. The City will make available to citizens, public agencies and interested parties information that includes:
 - the amount of assistance the jurisdiction expects to receive, including grant funds and program income; and
 - the range of activities that may be undertaken, including the estimated amount that will benefit low/moderate income persons.

The overall goal of these programs is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities principally for low and moderate income persons.

Exhibit "A" to Resolution No. 2019-7-9(R)

Through this document, the City describes its plan to pursue these goals for all the community planning and development programs, as well as for housing programs during a five year period.

- b. The City will conduct at least one public hearing during the development process before the ConPlan is published and at least one public hearing after the ConPlan is published to obtain citizen's views and to respond to proposals and questions. These public hearings will be held in conjunction with the Community Relations Commission and/or City Council meetings. The Notices of the Hearing and the Hearing will follow the procedures set forth in Section C.

2. ANNUAL ACTION PLAN (AP)

- a. This document serves as the application for funding to HUD under the CDBG and HOME Programs. The AP includes the amount of assistance the City expects to receive (including grant funds and program income) from each of the federal programs and a description of the activities and related funding allocations that the City will undertake to address the needs and priorities established in the ConPlan.
- b. The City will conduct at least one public hearing during the development process before the AP is published and at least one public hearing after the AP is published to obtain citizen's views and to respond to proposals and questions. The public hearings will be held in conjunction with the Community Relations Commission and/or City Council meetings. The Notices of the Hearing and the Hearing will follow the procedures set forth in Section C.

3. CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

- a. This report describes the accomplishments undertaken with federal funds during the previous year, including how funds were actually used and the extent to which these funds were used for activities that benefited low- and moderate-income residents. The fiscal year for expenditures of HUD funds begins October 1 and ends September 30 of the following year. This report will be submitted to HUD within ninety days of the close of the program year.
- b. The City will provide an opportunity to comment on the CAPER. Citizens will be given a period of not less than fifteen days prior to the submission of the CAPER to HUD to provide comments. Comments may be submitted by writing or calling the Neighborhood Services Department or as listed in the public notice. Additionally, the City will consider any oral or written comments or views of citizens received at the public hearing conducted while preparing the CAPER. A summary of these comments will be attached to the CAPER performance report.

- c. The City will conduct at least one public hearing after the CAPER is published to obtain citizen's views and to respond to questions. The public hearings will be held in conjunction with the Community Relations Commission and/or City Council meetings. The Notices of the Hearing and the Hearing will follow the procedures set forth in Section C.

4. ASSESSMENT OF FAIR HOUSING (AFH)

- a. This document serves as the City's report, goals, and actions the City will take to address significant disparities in housing needs and access to opportunity; creating integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and, fostering and complying with civil rights and fair housing laws. The AFH ~~is~~ was established as a legal requirement of the City to further the purposes of the Fair Housing Act- in March 2016. However, in May 2018, HUD indefinitely suspended the requirement to complete the AFH and reinstated the requirement to complete an Analysis of Impediments to Fair Housing Choice (AI), as described under section 5 below.
- b. The City will conduct at least one public hearing during the development process before the AFH is published and at least one public hearing after the AFH is published to obtain citizen's views and to respond to proposals and questions. The public hearings will be held in conjunction with the Community Relations Commission and/or City Council meetings. The Notices of the Hearing and the Hearing will follow the procedures set forth in Section C.

5. ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI)

- a. This document identifies impediments to fair housing choice in Plano and actions the City plans to take to eliminate identified impediments. Impediments are identified through an assessment of laws, regulations, practices, and conditions that affect the location, availability, and accessibility of housing and fair housing choice for protected classes. The AI is updated at least once every five years, consistent with the ConPlan cycle.
- b. The City will conduct at least one public hearing during the development process before the AI is published and at least one public hearing after the AI is published to obtain citizen's views and to respond to proposals and questions. The public hearings will be held in conjunction with the Community Relations Commission and/or City Council meetings. The Notices of the Hearing and the Hearing will follow the procedures set forth in Section C.

6. SUBSTANTIAL AMENDMENTS

- a. The City shall amend its approved ConPlan, AP, AI/AFH, and/or CPP whenever it makes one of the following decisions:
 1. To make a change in ConPlan goals and objectives;
 2. To make a change in the method of distribution of funds;

3. To carry out an activity, using funds from any program covered by the ConPlan (including program income), not previously described in the AP;
 4. To make substantial changes in funding to an “activity” under the CDBG and HOME Programs, a substantial change is defined as an increase in funding for a particular activity of 25% or more of the original project budget even if the project is funded from multiple AP years. For example, if a project budget equals \$100,000 and the City would like to add \$9,000 to the project, no amendment would be necessary, however if the City wanted to increase the budget by \$25,000, an amendment would be necessary;
 5. To make a change in AI/AFH goals and activities; or,
 6. To make a reduction in either the minimum number of public hearings or duration of public comment periods required by the CPP.
- b. Whenever a Substantial Amendment is proposed, the amendment shall be available for public comment for a period of thirty days before submission to City Council for approval. A Substantial Amendment to the Action Plan will not be implemented until the conclusion of the thirty-day public comment period. A summary of all comments or views received in writing, or orally, during the comment period, will be included with the final Substantial Amendment.

B. PUBLISHING THE PLANS AND CAPER

1. In order to provide citizens the opportunity to participate in the development of the ConPlan, AP, and AI/AFH; the City will publish notices of public hearings as described in Section C during the development of these documents. The initial AI/AFH notice shall reference and make available to the public any HUD-provided data and other supplemental information the City plans to incorporate into its AI/AFH.
2. In order to provide citizens the opportunity to examine the plans and comment on the proposed ConPlan, AP, and CAPER once developed, the City will publish a notice of at least one public hearing as described in Section C during the comment period or before adoption. The notice will describe the plan and availability of the draft documents.
3. The ConPlan, AP, CAPER, AI/AFH, Substantial Amendments, and CPP will be posted on the City of Plano website. In addition, drafts and final copies will be made available for review at the following location:

City of Plano
Neighborhood Services Department
7501-A Independence Parkway

Plano, Texas 75025

C. PUBLIC HEARINGS AND PUBLIC COMMENTS

1. PUBLIC HEARINGS

- a. The City will hold at least two public hearings, one during development of the plans and one after publication, to obtain citizens' views on the ConPlan, AP, and AI/AFH. These public hearings will provide interested parties with the following:
 - i. A forum for citizens and groups to provide the City with information on housing and community development needs; and,
 - ii. The amount of funds the City expects to receive from HUD for the implementation of the CDBG and HOME Programs, as well as program income, through activities under these programs, as part of the preparation of the AP.
- b. The City will hold at least one public hearing after publication of the CAPER to obtain citizens' views and comments.

2. PUBLIC COMMENT PERIODS

- a. A thirty (30) day comment period will be held for citizens to make comments on proposed ConPlans, APs, AIs/AFHs, and Substantial Amendments. A fifteen (15) day comment period will be held for the proposed CAPER.
- b. No plan or amendment will be implemented until the conclusion of each public comment period. All comments or views of citizens received in writing, or orally at public hearings, if any, will be considered by the City before implementing the proposed changes. A summary of citizen comments will be kept on file and with the final corresponding document.

3. GENERAL GUIDELINES

- a. Public hearings will be held at either the Community Relations Commission meetings or the City of Plano City Council meetings. Public hearings will be held at accessible locations as specified in the notice. Accommodations for disabled individuals are available upon request of at least 24 hours prior to the meeting. Also, Spanish-speaking personnel are present at these meetings upon request and, upon request from other non-English speaking residents; efforts will be made to have personnel fluent in the respective language present at these meetings.
- b. All public hearing locations will be wheelchair accessible and accommodations for sign interpretive services can be made available if requested 48 hours in advance of meetings. The notices shall be published

in English in the Plano Star Courier.

- c. Access to Records: Upon request, the City will make available information and records relating to the ConPlan, AP, and AI/AFH during the preceding five years. The City and Neighborhood Services Department website will be updated with basic information and final HUD-approved plans and documents.
- d. Technical Assistance: Upon request, the City will provide technical assistance to groups representative of persons of low and moderate income to comment on the AI/AFH, or to develop proposals for funding assistance under any of the programs discussed in the ConPlan.
- e. Complaints: Any resident with a complaint regarding the ConPlan, AP, CAPER, AI/AFH, or Substantial Amendment may submit their concern in writing to the City of Plano Neighborhood Services Department c/o Community Services Manager. The City shall provide a timely, substantive written response to each complaint within 15 working days, where practicable.

4. NOTICE OF PUBLIC HEARINGS AND COMMENT PERIODS

- a. In order to provide citizens the opportunity to participate in the development and proposed ConPlan, AP, CAPER, AI/AFH, and Substantial Amendments; the City will publish notices of public hearings, public comment periods, and notices of availability of these draft documents in the Plano Star Courier, a newspaper of general circulation.
- b. The notice of the time, place, and purpose of the public hearings and comment periods will be published as a display ad, in a non-legal section of the newspaper. Public hearing will be held only after there has been adequate notice (at least 14 days).
- c. Public hearings will be held only after there has been adequate notice (at least 14 days). Additionally, the City Council agenda items that are the official proposed actions taken by the City Council will be published 72 hours prior to action taken by the City Council and are available on the City's website at: www.plano.gov.

5. COMMENTS RECEIVED DURING THE PUBLIC HEARINGS AND DURING THE COMMENT PERIOD

- a. When the City publishes its notice of the proposed use of the funds and the comment period, the city shall include the address of where to send written comments.

- b. The notice will also include the name, telephone number and e-mail address of a City staff person.
- c. The City shall consider all comments received during public hearings and the comment period. A summary of these comments or views and the determination of the acceptance or non-acceptance and reasons for the non-acceptance will be kept on file with the corresponding final document.

6. ACCESS TO HEARINGS AND MEETINGS

- a. The City shall provide citizens with reasonable and timely access to public hearings.
- b. All public notices for public hearings will include the following language for citizens with disabilities: “The Plano Municipal Building is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Neighborhood Services Department at (972) 208-8150.”
- c. All public notices will include a HUD-approved Fair Housing logo.

D. ANTI-DISPLACEMENT

Following the approval of the ConPlan and APs, the City of Plano will review all projects recommended for funding to identify those activities that will result in the displacement of residents.

The City’s overall goal is to minimize displacement of its residents. However, when displacement is unavoidable, before any formal action is taken by the City to displace an individual, the City will notify, in writing, those residents who will be displaced and outline the types of services available through the City. The City will comply with all requirements of the Uniform Relocation Assistance Act, and will not displace any resident unless suitable, safe, decent and sanitary housing is available. All replacement units will be inspected to ensure suitability. Residents who must relocate will be provided with counseling assistance and referrals to replacement housing. In the event that a resident disagrees with the need for displacement, he or she may make an appeal in writing to the City of Plano’s Neighborhood Services Department.

**CITY OF PLANO
NOTICE OF PUBLIC HEARING AND COMMENT FOR 2019-2020 ACTION PLAN
AND PROPOSED AMENDMENT TO THE CITIZEN PARTICIPATION PLAN
FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT AND
HOME INVESTMENT PARTNERSHIPS PROGRAM GRANT FUNDS**

Publication Date: June 16, 2019

ACTION PLAN

In October 2019, the City of Plano anticipates receiving from the U.S. Department of Housing and Urban Development (HUD), \$1,349,727 in Community Development Block Grant (CDBG) funds and \$514,643 in HOME Investment Partnerships (HOME) funds. The City also anticipates receiving \$120,000 in CDBG program income and \$6,750 in HOME program income during the period of October 1, 2019 to September 30, 2020 (Grant Year 2019).

The purpose of the CDBG and HOME programs is to support and perform activities that primarily benefit low and moderate income persons. Total HUD funds in the amount of \$1,913,923 will be used to fund activities during Grant Year 2019. An additional \$77,197 was not allocated by the Community Relations Commission (CRC) and will be used to fund activities during Grant Year 2020. Based on the goals and objectives of the City's HUD Consolidated Plan, the CRC has recommended the following CDBG and HOME activities:

2019-2020 ACTION PLAN			
1.	Housing Rehabilitation	Proposed Amount	CDBG: \$849,782 CDBG Program Income: \$120,000 HOME: \$133,982 HOME Program Income: \$6,750
This program provides low-interest rehabilitation and reconstruction loans to low and moderate income renter and owner-occupied households. Terms of loans are based on need and ability to repay. The program also provides for emergency repair grants and acquisition, rehabilitation, and resale of single-family homes to low and moderate income homebuyers. The program is administered at 7501-A Independence Parkway, Plano, TX 75025, and activity locations are city-wide.			
2.	First Time Homebuyer Assistance and Education	Proposed Amount	CDBG: \$10,000 HOME: \$252,000
This program provides down payment and closing cost assistance to low and moderate income families purchasing homes in Plano. Assistance amount is based on the buyer's level of income and requires completion of homeownership counseling. The program is administered at 7501-A Independence Parkway, Plano, TX 75025, and activity locations are city-wide.			
3.	Homelessness Prevention	Proposed Amount	CDBG: \$122,000
This program will provide rent or mortgage payments and utility assistance for low income families in Plano who are at risk of homelessness. The activity is located at and administered by the Assistance Center of Collin County at 900 18th Street, Plano, TX 75074.			
4.	Texas Muslim Women's Foundation	Proposed Amount	CDBG: \$44,545
This program will provide supportive services including case management, counseling, emergency shelter, and transitional housing to women who are victims of domestic violence. The program location is confidential.			

5.	Boys & Girls Clubs of Collin County	Proposed Amount	CDBG:	\$53,455
<p>This program will provide after-school and summer programs to help low income Plano children enhance their academic success, nutrition, character, and leadership. The activity location is at the Douglass Community Center, 1111 H Avenue, Plano, TX 75074.</p>				
6.	Grant Administration	Proposed Amount	CDBG:	\$269,945
			HOME:	\$51,464
<p>Grant administration includes planning, coordination, and monitoring of the CDBG and HOME programs, as well as fair housing promotion, services, and counseling. The activity location is 7501-A Independence Parkway, Plano, TX 75025.</p>				
7.	Affordable Housing Expansion	Proposed Amount	HOME:	\$77,197
<p>Activities may include: Purchasing and developing residential lots for new construction of affordable housing units; acquisition, rehabilitation and resale; and homeowner-occupied housing rehabilitation. All activities will serve low and moderate income families. Funds are expected to be allocated on October 1, 2020 to a Community Housing Development Organization (CHDO). No CHDOs applied for Grant Year 2019 funding.</p>				
TOTAL CDBG and HOME RECOMMENDED: \$1,991,120				

It is estimated that at least 95% of all funds to be expended will benefit low and moderate income persons. None of the proposed CDBG and HOME activities are expected to directly or indirectly result in displacement of persons. Should any displacement occur, the City has a plan to assist displaced persons that conforms to the Uniform Relocation Assistance and Real Property Acquisition Policies Act.

CITIZEN PARTICIPATION PLAN

The City of Plano is committed to providing its citizens opportunities to participate in the planning, implementation, and assessment of the use of funds received from HUD. The City's Citizen Participation Plan (CPP) sets forth the policies and procedures for citizens to participate in the use of HUD funds by providing public notice, holding public hearings, and opening public comment periods. The City must follow the processes set forth in the CPP before finalizing and submitting reports to HUD. The CPP applies to the following for utilizing HUD funds: 1) Five Year Consolidated Plan, 2) Annual Action Plan, 3) Consolidated Annual Performance and Evaluation Report, 4) Substantial Amendments, and 5) Assessment of Fair Housing (AFH).

PROPOSED AMENDMENT TO CITIZEN PARTICIPATION PLAN

In March 2016, HUD published a new, final rule regarding the obligation to Affirmatively Further Fair Housing. The new rule replaced the Analysis of Impediments to Fair Housing (AI) with an Assessment of Fair Housing (AFH). The AFH is an examination and determination of: 1) fair housing data, 2) assessment of fair housing issues, and 3) identification of fair housing priorities and goals for the implementation and use of the City's HUD funds. In June 2016, the City amended its CPP to include citizen participation requirements related to the AFH. In May 2018, HUD published three notices in the Federal Register that, in effect, suspended the AFH requirement indefinitely and reinstated the pre-existing requirement to complete the AI.

The proposed amendment to the CPP indicates the suspension of the AFH requirement and includes consultation and community participation requirements for the City to follow in developing and finalizing its AI. For the AI, this proposed amendment includes the following:

Exhibit "B" to Resolution No. 2019-7-9(R)

- Holding at least two public hearings for the AI, one during its development and one after its publication;
- Observing a thirty (30) day comment period before the AI is finalized;
- Defining the Substantial Amendment process for amendments to the AI and the Citizen Participation Plan; and,
- Providing other guidelines for access to records, technical assistance, and complaints.

PUBLIC COMMENTS

A public comment period will be open from June 17, 2019 to July 22, 2019. The public may review the Action Plan and Proposed Amendment to the Citizen Participation Plan in-person at the Neighborhood Services Department, 7501-A Independence Parkway, Plano, TX 75025. City department office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Action Plan and the Proposed Amendment to the Citizen Participation Plan may also be reviewed online at <https://plano.gov/660/Housing-Urban-Development-HUD-Grants>.

Comments regarding the Action Plan and Proposed Amendment should be directed to Shanette Eaden, Housing and Community Services Manager, 7501-A Independence Parkway, Plano, TX 75025, Phone: (972) 208-8150, Email: shanettee@plano.gov. Comments received by 5:00 p.m. on Monday, July 22, 2019, will be provided to City Council. Comments may also be made at the public hearing (see below). Comments received after the public hearing will not be sent to HUD.

PUBLIC HEARING

The Action Plan and Proposed Amendment to the Citizen Participation Plan will be reviewed by City Council, and the public may comment at a public hearing on Monday, July 22, 2019, to be held at 7:00 p.m. in the Council Chambers of the Plano Municipal Center, 1520 K Ave, Plano, TX 75074.

ACCESSIBILITY STATEMENT

The Plano Municipal Building is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Neighborhood Services Department at (972) 208-8150.

