

CITY OF ALLEN

2007 – 2010 CONSOLIDATED PLAN

Executive Summary

The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) that Cities must prepare in order to receive federal monetary assistance from HUD programs. The Plan is a comprehensive strategy developed by the community addressing the affordable housing and community development needs present within the community. Ultimately, the Plan will be used to implement the Community Development Block Grant (CDBG) program.

This document is the Consolidated Plan for the next three-year period (2007-2010). The 2007 Consolidated Plan will become effective October 1, 2007. Annual Action Plans are also required. As mandated by HUD, The Consolidated Plan must contain the following elements.

1. Citizen Participation Plan
2. Housing and Homeless Needs Assessment
3. Housing Market Analysis
4. Strategic Plan with Housing and Community Development Priorities
5. One-year Action Plan

CDBG funds must be used for eligible activities only. Eligible activities are determined by statutory and regulatory limitations. Every CDBG-funded activity must meet one of three national objectives of the program:

- benefiting low and moderate income people
- preventing or eliminating slums or blight
- meeting needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs

Additionally, the activity must conform to a number of programmatic requirements such as meeting environmental clearance standards and labor standards.

Citizen Participation

Public input was sought through neighborhood meetings and public hearings in accordance with the Citizen Participation Plan. An additional summary of public participation can be found in Attachment A. The draft Annual Action Plan was advertised in the local newspaper and made available on the City's web site with a public comment period beginning June 8, 2007. The first public hearing was held on June 12, 2007 and a second public hearing was held on July 10, 2007. ____ comments were received during

the citizen participation process. The 2007 – 2008 Annual Action Plan was approved for submission to the U. S. Department of Housing and Urban Development by the City Council on _____.

Goals and Objectives

Citizen participation was important in establishing needs and setting goals for the 2007 - 2010 Consolidated Plan. Based on the needs analysis, the Consolidated Plan describes the following housing and community development objectives for Allen.

Objective #1: To increase homeownership opportunities for low-income persons.

Strategy #1: Provide Homebuyers assistance and education to low to moderate income persons.

Goal: The City will provide down payment and closing cost assistance combined with counseling and education to low to moderate income families. It is anticipated that 15 families will receive assistance at a rate of five per year.

Objective #2: To preserve and expand the supply of decent, safe, and affordable housing through the rehabilitation of existing residential property.

Strategy #2: Provide housing rehabilitation, home repair and weatherization assistance to low to moderate income persons.

Goal: The City will provide financial assistance for rehabilitation and repair of owner-occupied units. It is anticipated that 21 dwellings will be rehabbed or repaired at a rate of seven (7) per year.

Objective #3: To expand, improve and or add infrastructure where needed for low to moderate income persons.

Strategy #3: Improve the infrastructure in CDBG Target Neighborhoods, determined to contain a significant population of low to moderate income households.

Goal: The City has the ability to match CDBG funding with other funding sources to complete high impact projects in low income block group areas. Funding will be used over the three-year period to complete infrastructure projects which will benefit low income households. Projects may include drainage improvements, sidewalks rehabs and street lighting improvements.

Objective #4: To encourage the expansion and accessibility of human services for low to moderate income persons.

Strategy #4: Assist public service agencies who serve all categories of very low to moderate income persons.

Goal: Provide support to public service agencies for all classifications of very low to moderate income persons. The City plans to fund public service activities from CDBG funds and alternative sources. Services may include job placement / counseling, food and clothing, interim assistance, homeless prevention, transportation services, youth services and child care services.

Annual Action Plan 2007 – 2008

An Annual Action Plan will outline the CDBG programs the City of Allen will administer. The following activities, funded through CDBG at \$251,415 plus approximately \$10,000 of roll-over from the current year, are proposed for the 2007-2008 program year:

Homebuyers Assistance - Deferred loans to assist homebuyers with down payments and closing costs and homebuyer counseling. Annual expenditure = \$32,500.

Home Repair - Deferred loans to finance repairs and rehabilitation for owner-occupied dwelling units. Annual expenditure = \$150,000.

Public Infrastructure Improvements - Improvements and installation of public infrastructure in targeted neighborhoods including drainage, sidewalks and street lighting improvements. Annual expenditure = \$48, 915.

Public Service Funding – Funding assistance provided to public service agencies for activities such as job placement / counseling, food and clothing, interim assistance, homeless prevention, transportation services, youth services and child care services. Annual expenditure = \$20,000.

Administration – Includes training, advertising, printing and similar costs. Annual expenditure = \$10,000.

Outcomes

As a result of implementation of this plan:

1. Five (5) households will have affordable housing through a homebuyer assistance program for the purpose of providing decent affordable housing.
2. Seven (7) households will have sustained affordable housing though a home repair program for the purpose of providing decent affordable housing.
3. 1,100 persons will have access to new and improved sidewalks for the purpose of creating a suitable living environment.
4. Persons will have access to public services for the purposes of creating a suitable living environment and providing decent affordable housing.

Evaluation of Past Performance

The 2007 – 2008 program year will be the fourth year for the City of Allen as a participant in the CDBG program. It is also the first year under the new Consolidated Plan. Previous activities implemented generally met the goals established in the previous Consolidated Plan. Overall the activities have been very successful and in some cases have exceeded expectations. Funds are being spent in a timely manner with most funds being spent prior to the end of each program year.

Applications for these housing programs will be accepted year round as funds become available. For complete details and program requirements, contact the Planning and Development Department at (214) 509-4160, or email kwilson@cityofallen.org.

The Consolidated Plan and the Executive Summary will be available for public review and comment at the following locations beginning June 8, 2007:

- Allen City Hall, Planning and Development Dept. – 305 Century Parkway
- Allen Public Library – 300 N. Allen Drive
- City of Allen Web Site – <http://www.cityofallen.org/planning/Templates/cdbg.htm>