



PLANO CITY COUNCIL

WILL OPEN THE MEETING AT 5:00 PM AND IMMEDIATELY THEREAFTER CONVENE INTO EXECUTIVE SESSION, FOLLOWED BY THE PRELIMINARY OPEN MEETING AT 1520 K AVENUE, PLANO, TEXAS 75074 AND VIA VIDEOCONFERENCE, OCTOBER 12, 2020, IN COMPLIANCE WITH VERNON'S TEXAS CODES ANNOTATED, GOVERNMENT CODE CHAPTER 551 (OPEN MEETINGS ACT), AS FOLLOWS:

Our Vision - Plano is a global economic leader bonded by a shared sense of community where residents experience unparalleled quality of life.

This Council Meeting will be held in the Senator Florence Shapiro Council Chambers. The facility will not be open to the public.

Members of the public are entitled to participate remotely via broadcast by webinar at the following URL location (registration is required by 4:00 p.m. on the day of the meeting):

https://plano.zoom.us/webinar/register/WN_2eeCgQddR5WDb55BF8T4-g

The meeting will be live streamed on Plano's website at www.planotv.org for those wanting to watch the meeting but not address the Council.

Emails regarding agenda items may be submitted to councilcomments@plano.gov by 4:00 p.m. on the day of the meeting.

CALL TO ORDER

EXECUTIVE SESSION

- | | | | |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------|
| I. | Legal Advice | Mims | 15 min. |
| | a) Respond to questions and receive legal advice on agenda items | | |
| II. | Economic Development | Israelson | 15 min. |
| | Discuss a financial offer or other incentive to a business prospect to locate, stay, or expand in Plano and consider any commercial and financial information from the business prospect. | | |

PRELIMINARY OPEN MEETING

- | | | | |
|----|----------------------------------------------------------------------|---------|--------|
| I. | Consideration and action resulting from Executive Session discussion | Council | 5 min. |
|----|----------------------------------------------------------------------|---------|--------|

II.	Personnel - Appointments a) Parks and Recreation Planning Board - Member b) Tax Increment Financing Reinvestment Zone No. 4 Board - Members and Chair	Council	5 min.
III.	DART Quarterly Report	Thomas	30 min.
IV.	Discussion and direction re: Housing Tax Credit Review Committee	Schwarz	30 min.
V.	Discussion and direction re: Appointment of Council Members as Tax Increment Financing Reinvestment Zone Board Members	Council	15 min.
VI.	Consent and Regular Agendas	Council	5 min.
VII.	Council items for discussion/action on future agendas	Council	5 min.

In accordance with the provisions of the Open Meetings Act, during the Preliminary Open Meeting, agenda items will be discussed and votes may be taken where appropriate. The City Council may convene into Executive Session to discuss posted items in the session as allowed by law.

Municipal Center 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. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 972-941-7120.



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 10/12/2020

Department: City Secretary

Department Head:

Agenda Coordinator:

CAPTION

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FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 10/12/2020

Department: City Secretary

Department Head:

Agenda Coordinator:

CAPTION

Legal Advice

a) Respond to questions and receive legal advice on agenda items

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 10/12/2020

Department: City Secretary

Department Head:

Agenda Coordinator: Lisa Henderson

CAPTION

Economic Development

Discuss a financial offer or other incentive to a business prospect to locate, stay, or expand in Plano and consider any commercial and financial information from the business prospect.

FINANCIAL SUMMARY

Not Applicable

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 10/12/2020

Department: City Secretary

Department Head:

Agenda Coordinator: Lisa Henderson

CAPTION

Consideration and action resulting from Executive Session discussion

FINANCIAL SUMMARY

Not Applicable

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 10/12/2020

Department: City Secretary

Department Head:

Agenda Coordinator:

CAPTION

Personnel - Appointments

a) Parks and Recreation Planning Board - Member

b) Tax Increment Financing Reinvestment Zone No. 4 Board - Members and Chair

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:

ATTACHMENTS:

Description

Upload Date

Type

Memo

10/7/2020

Memo

Date: October 7, 2020

To: Honorable Mayor and City Council
City Manager Israelson
City Secretary Henderson

From: Alice Snyder, Assistant City Secretary

Subject: Personnel
Executive and Work Session Meetings

The following appointments will be considered at the October 12, 2020, Council meeting.

<u>Executive Session</u>	<u>Work Session Meeting</u>
	<ul style="list-style-type: none">-Parks and Recreation Planning Board - Member-Tax Increment Financing Reinvestment ZoneNo. 4 Board – Members + Chair



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 10/12/2020

Department: City Secretary

Department Head:

Agenda Coordinator:

CAPTION

DART Quarterly Report

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:

ATTACHMENTS:

Description

Upload Date

Type

Memo

10/7/2020

Memo



Dallas Area Rapid Transit
P.O. Box 660163
Dallas, TX 75266-0163
214-749-3278

October 7, 2020

Mr. Mark Israelson
City Manager
City of Plano
1520 K Avenue
Plano, Texas 75074

Dear Mr. Israelson:

Thank you for inviting Dallas Area Rapid Transit (DART) to provide a Quarterly Briefing to the Plano City Council on October 12, 2020. A copy of the presentation is included as Enclosure 5. This letter provides an update for DART's service and projects in addition to the Quarterly Briefing.

DART serves the City of Plano through light rail, bus, GoLink supplemented by UberPool, and paratransit service. Light rail ridership for Fiscal Year (FY) 2020 (through August 2020) was 748,621 riders. Bus ridership for the same time period was 663,731 riders, and GoLink ridership for the same time period was 59,448 riders. GoLink service in the City is broken down into three zones: Legacy West Zone, Far North Plano Zone, and North Central Plano Zone. Lastly, paratransit ridership for the same time period was 51,741 riders. In addition, DART also operates DART Rides, which is a rider assistance program for registered residents of qualified cities who are age 65 or over or have a certified disability. The DART Rides program in Plano had 39 unique riders in August 2020, which is a slight decrease compared to the 78 unique riders for the previous year.

DART has been committed to the safety and wellbeing of our riders and operators during the pandemic crisis. In accordance with Governor Abbott's Executive Order, riders are required to wear a face covering on all DART vehicles. DART operators have provided face coverings to riders upon request and recently DART installed face mask and hand sanitizer dispensers on all buses, light rail vehicles, and streetcars. Furthermore, DART installed respiratory droplet shields on buses to help protect riders and bus operators. Light rail vehicles and buses are cleaned with Halosil Foggers that use a hydrogen peroxide-based cleaning solution with antimicrobial silver ions to sanitize and disinfect vehicles ensuring all surfaces are cleaned. Light rail vehicles also receive a thorough cleaning at the eight terminus stations throughout the day with a focus on cleaning high touch areas with an EPA-approved cleaning agent known to kill the coronavirus. Buses are cleaned on a rotating basis with EPA-approved cleaning agents and over 70% of buses are equipped with SanUVAire Breathe-Safe Germicidal UV Systems that utilize ultraviolet germicidal irradiation technology to kill viruses as air is recirculated throughout the bus.

Mr. Mark Israelson

October 7, 2020

Page 2

The pandemic has impacted DART's ridership, as it has with transit agencies world-wide, causing a reduction in ridership beginning in mid-March. As seen in Enclosure 1, ridership levels decreased in mid-March, but ridership has slowly increased and begun to level off since April. In response, DART made service adjustments including implementing a modified Saturday service schedule on April 6, 2020. As ridership has increased due to the Texas economy slowly reopening, on October 19, 2020, DART will restore 90% of pre-pandemic levels of service that includes service restoration, replacement or discontinuation of routes. This restoration of service focuses on those customers that are currently riding DART, their originations and destinations. The following October service changes will impact the City of Plano: Red Line rail will have 20-minute service until 7:00 p.m. followed by 30-minute evening service. Bus routes 410, 451, and 452 will be restored to full pre-pandemic levels. Bus routes 210 (alternative service on bus route 208 and Red/Orange Rail Lines) and 211 (alternative service on bus route 452) will be discontinued due to low performance, and the remaining bus routes 208, 347, 350, 841, 843, and 870 will continue to operate on a modified weekday service schedule.

DART continues to make significant progress with our Capital Projects, which include the Silver Line Project and the Dallas Central Business District Second Alignment (D2) Project. The Silver Line project is a 26-mile long, regional rail, extending from Shiloh Road in Plano to DFW International Airport. The project will interface with three existing rail lines: the Red/Orange Lines in Richardson/Plano, the Green Line in Carrollton, and the Orange Line at DFW International Airport. The date of the projected revenue service for this project is early 2023. As part of the Silver Line project, DART has collaborated with City staff in designing the 12th Street Station, which will allow customers to transfer from the station to the new elevated existing 12th Street Light Rail Station. Enhancements for the Silver Line 12th Street Station include a covered pedestrian walkway between the Silver Line and the light rail station, enhanced landscape and lighting and covered stairs and a plaza at the light rail station.

The D2 Subway project is a future second light rail line through downtown Dallas that extends from Victory Park to Deep Ellum as seen in Enclosure 2. The D2 Subway will help to ensure the sustainability of the DART system by providing needed capacity and improving system reliability and passenger service throughout the system by allowing a more dependable and quicker trip through downtown Dallas. Enclosure 3 provides a list of key timeline milestones reached for this project.

DART is also approximately 50% complete with the platform lengthening project. This project is adding approximately 100 feet to 28 platforms that were constructed prior to 2002. These platforms are on the Red and Blue lines. This will allow the use of 3-car trains throughout the light rail system, helping to relieve overcrowding.

In addition to DART's Capital Projects, DART is also in the process of redesigning our bus network through the DARTzoom: A New Bus Network Redesign project. The project will define an approved mix between ridership and coverage goals. The DART Board is currently considering a policy decision on the appropriate balance between ridership and coverage that will be used to design the draft Bus Network Plan. The Board is expected to make a decision on October 20, and the drafting of the Bus Network Plan will begin in November. The Board is considering a hybrid approach to the ridership-coverage ratio in designing the new transit network. This approach will

Mr. Mark Israelson

October 7, 2020

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both increase the number of bus routes with improved frequency and increase access to transit for more residents and jobs. In fact, up to 30 % of all DART routes will offer 20 minute or better frequency during the midday. The hybrid network will also increase the number of residents and jobs with walking distance access to transit by expanding the use of GoLink and UberPool where regular bus service is not successful. Approximately 73% of residents are within a half-mile of service and GoLink service can be expanded, including in Plano. The drafting of the plan will include a second network design retreat involving City of Plano staff, DART staff, the DARTzoom consultant team, and staff from DART's other Service Area cities. Enclosure 4 provides an overview of the redesign timeline.

Another project that DART has coordinated with City of Plano staff includes the Traffic Signal Priority (TSP) project. TSP technology assists buses by allowing a green light extension or an early green light along rapid bus corridors, corridors with traffic congestion and corridors with efficiency issues. DART has continued to work with City staff to discuss TSP implementation. Currently, the proposal is to implement TSP on Route 452, which serves Legacy, Preston Road, Parker Road and Parker Road Station. DART is considering centralized TSP, which will meet the cities' needs and is cost effective.

Lastly, DART has continued the Discount GoPass Tap Card pilot program to assist riders. The Discount GoPass Tap Card is a reloadable fare payment card that provides qualified DART riders a convenient way to pay for bus and train fares at half the cost of the regular fare. Riders who qualify for the following programs automatically qualify for the Discount GoPass Tap Card: Children's Health Insurance Program (CHIP), Housing Solutions for North Texas (DHA), Housing Choice Voucher Program (Section 8), Supplemental Nutrition Assistance Program (SNAP), Special Supplemental Nutrition Program for Women, Infants, and Children (Texas WIC), Temporary Assistance for Needy Families (TANF), Comprehensive Energy Assistance Program (CEAP), Medicare, and Texas Medicaid.

If you have any questions about this information, please do not hesitate to contact me at (214) 749-2544 or by email at gthomas@dart.org.

Sincerely,

Gary C. Thomas

Reviewed and approved, but not signed due to
COVID-19 Coronavirus Pandemic

Gary C. Thomas

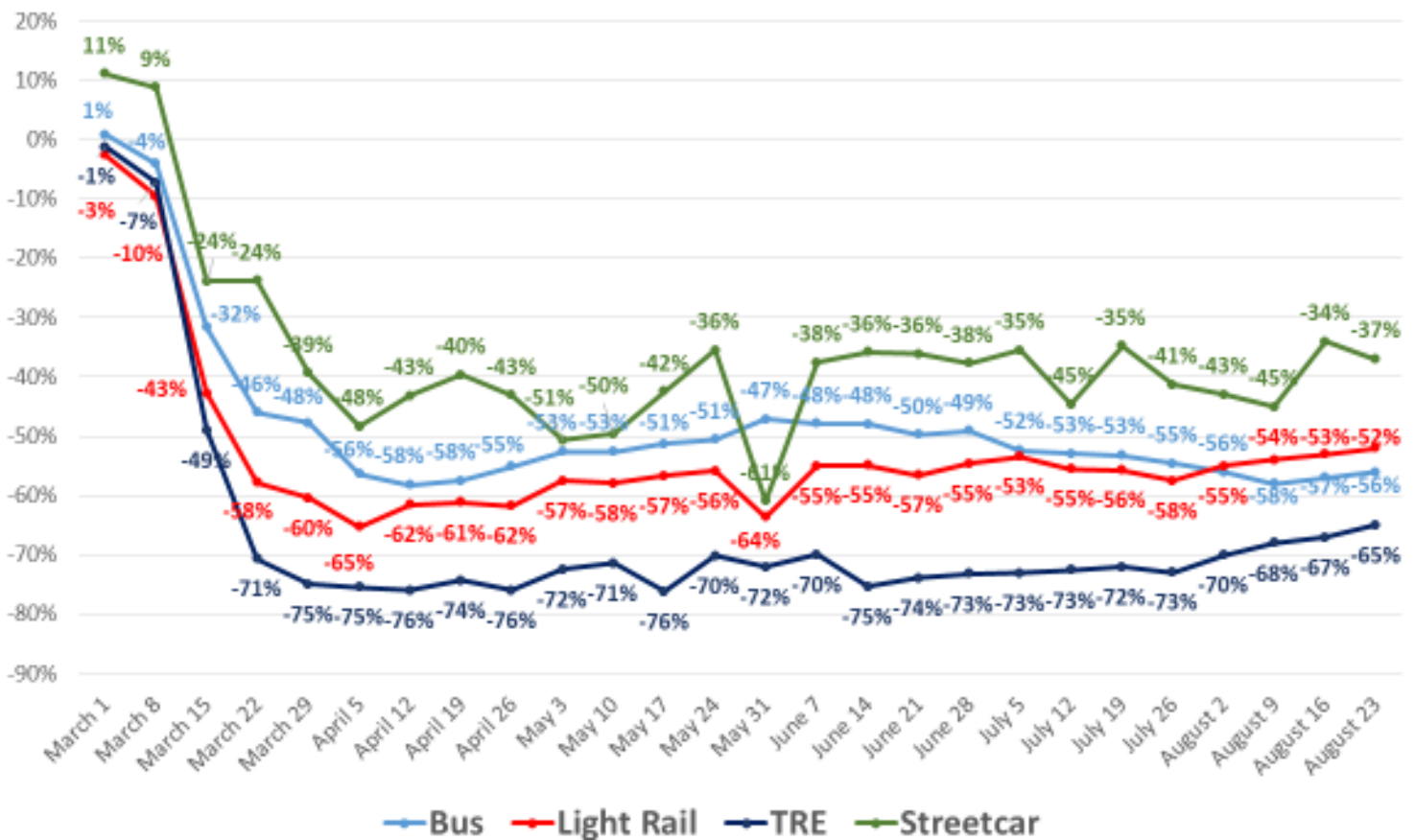
President/Executive Director

Enclosures

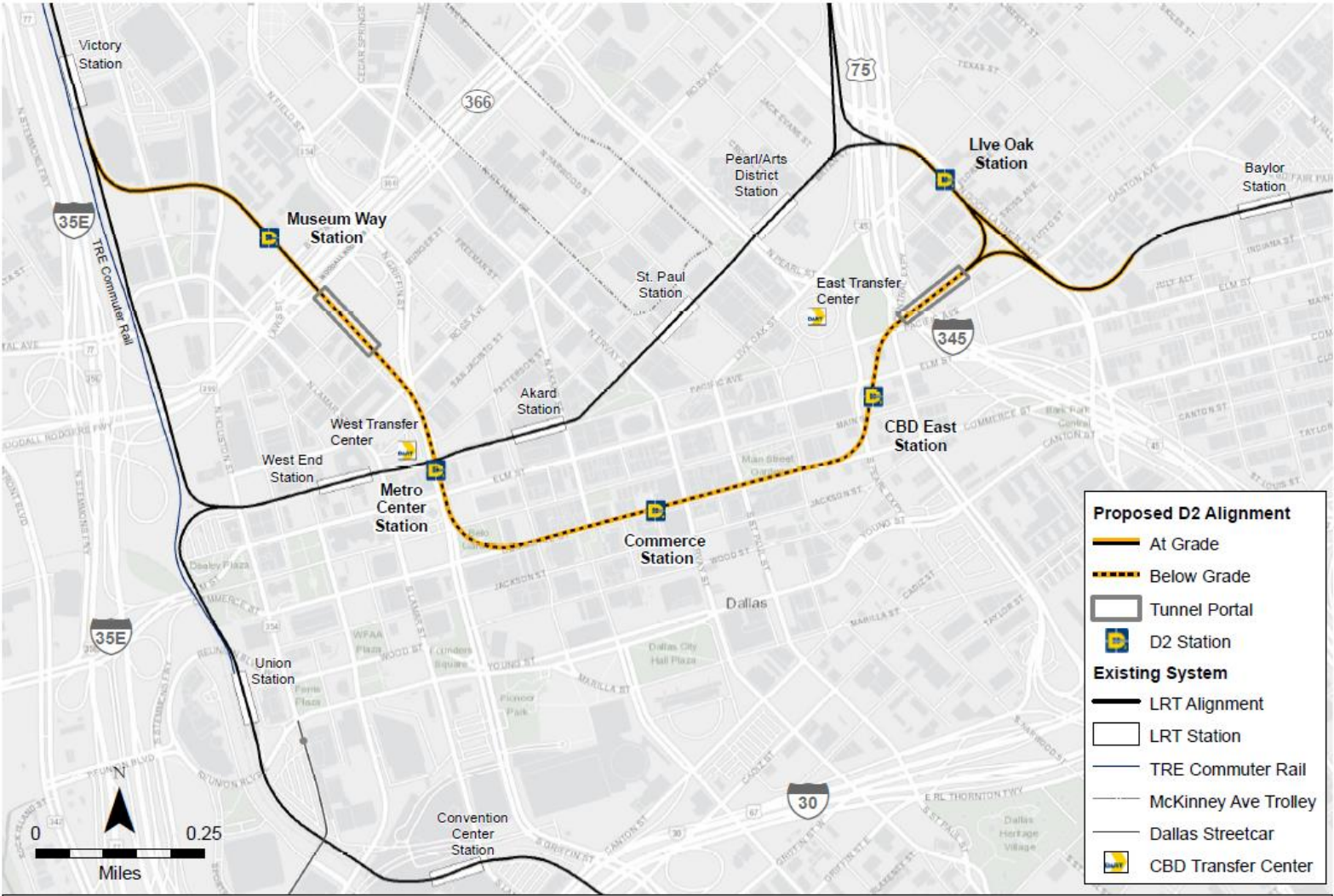
c: DART Board

Edie Diaz, Vice President, Government and Community Relations

Weekday Ridership Decline During COVID-19 Compared to Last Year



D2 Subway Alignment and Stations



Key Milestones for FTA Schedule

Activity	Date
20 percent design/initiate readiness documents	Mar 2020
Supplemental Draft Environmental Impact Statement (SDEIS)	Mar-June 2020
- <i>Notice of Availability (see www.DART.org/D2)</i>	May 2020
- <i>Public Hearings on Draft SDEIS</i>	June 2020
30 percent design	Oct 2020
Final EIS/Record of Decision (FEIS/ROD)	Nov 2020
Core Capacity Submittal	Dec 2020
Entry into Engineering	Mid 2021
- <i>FTA Rating</i>	
- <i>Readiness documents review complete</i>	
<i>Anticipated grant execution</i>	2022
<i>Revenue service date</i>	2025*

*Subject to Change

Bus Network Redesign Timeline

Task	Timing
Finish Network Concept Design	Winter/Spring 2020
Elected Officials Briefings (including this presentation)	Winter/Spring 2020
Choices & Network Concepts Report	April 14, 2020
Board Evaluation of Network Concepts	April through June
Public Engagement #1	April through September 2020
Board Choice of Network Concept	October 2020
Development of Draft Network	November 2020
Public Involvement, Round 2	January 2021- March 2021
Approve the Bus Network Plan	Summer 2021
Initiate Service Changes	January 2022

DART Briefing to the Plano City Council

Gary C. Thomas

President/Executive Director

October 12, 2020

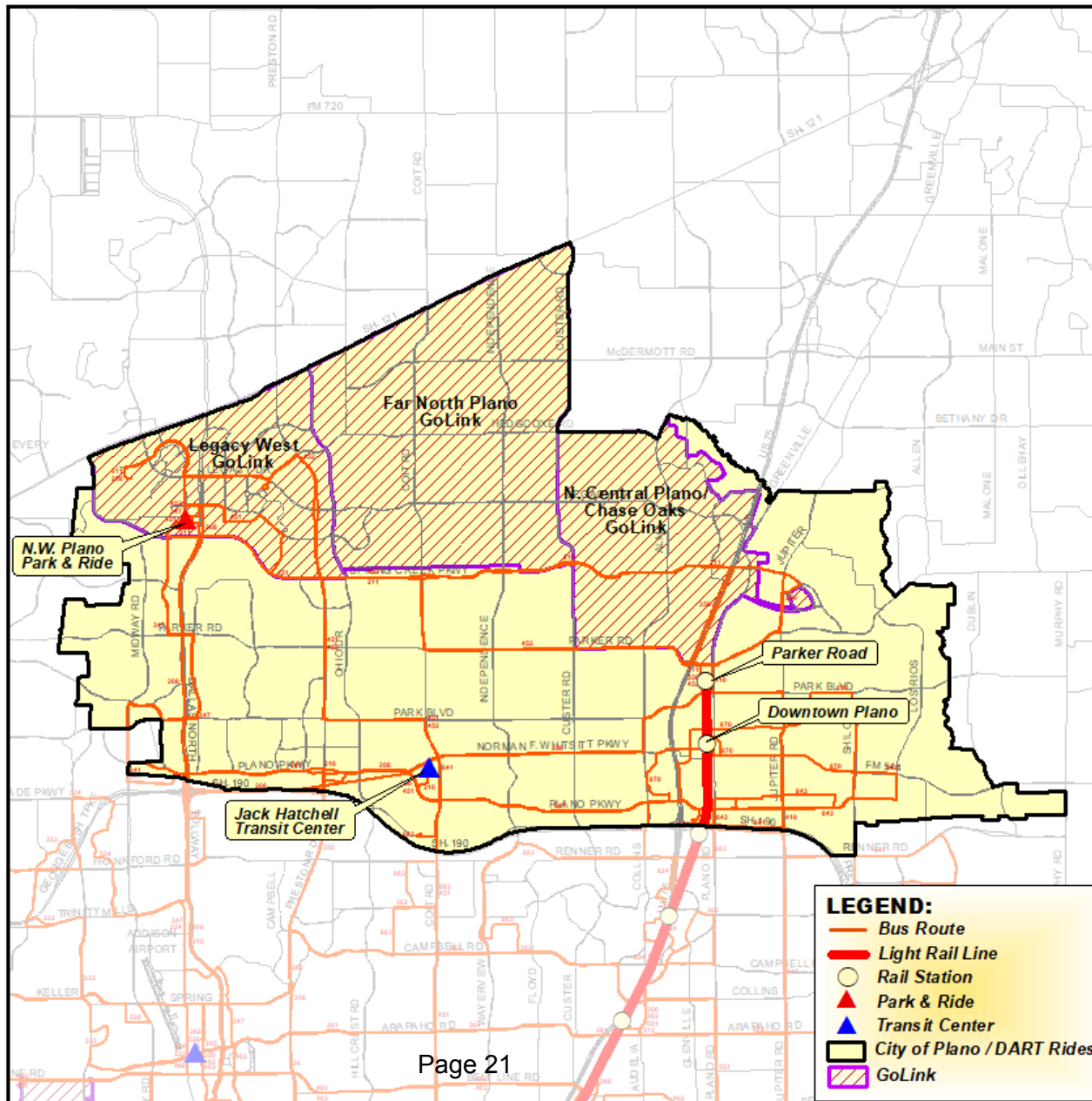
Agenda

- DART Service in Plano
- Ridership Update
- COVID-19 Impact on Ridership and Service
- Capital Project Update
 - Silver Line
- DARTzoom: A New Bus Network Update



DART Service in the City of Plano

Plano Service Map





Ridership Update

Plano Ridership by Mode

FY 2020 Year to Date (through August 2020)

BUS



663,731

LIGHT RAIL



748,621

GOLINK



59,448

PARATRANSIT

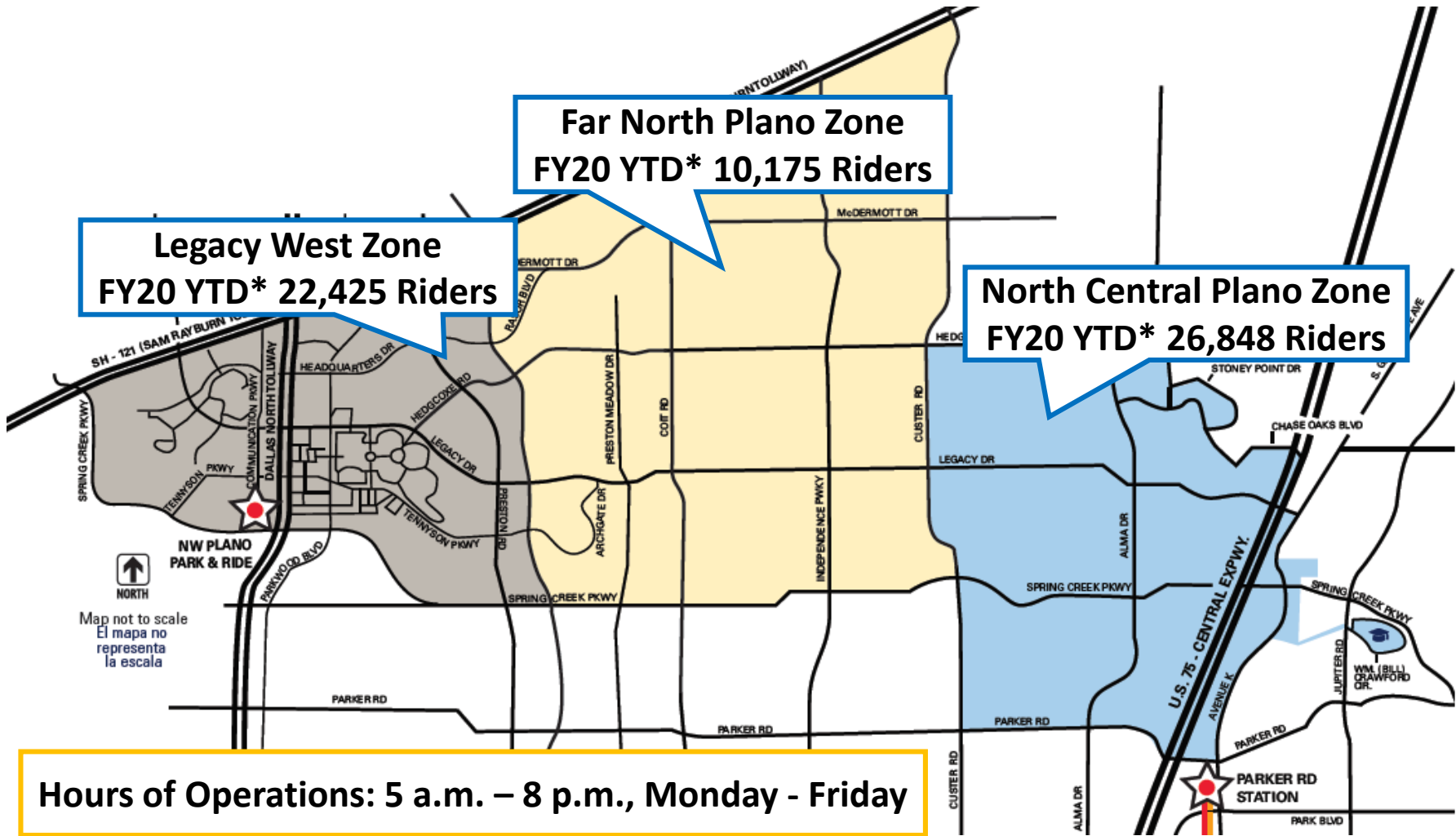


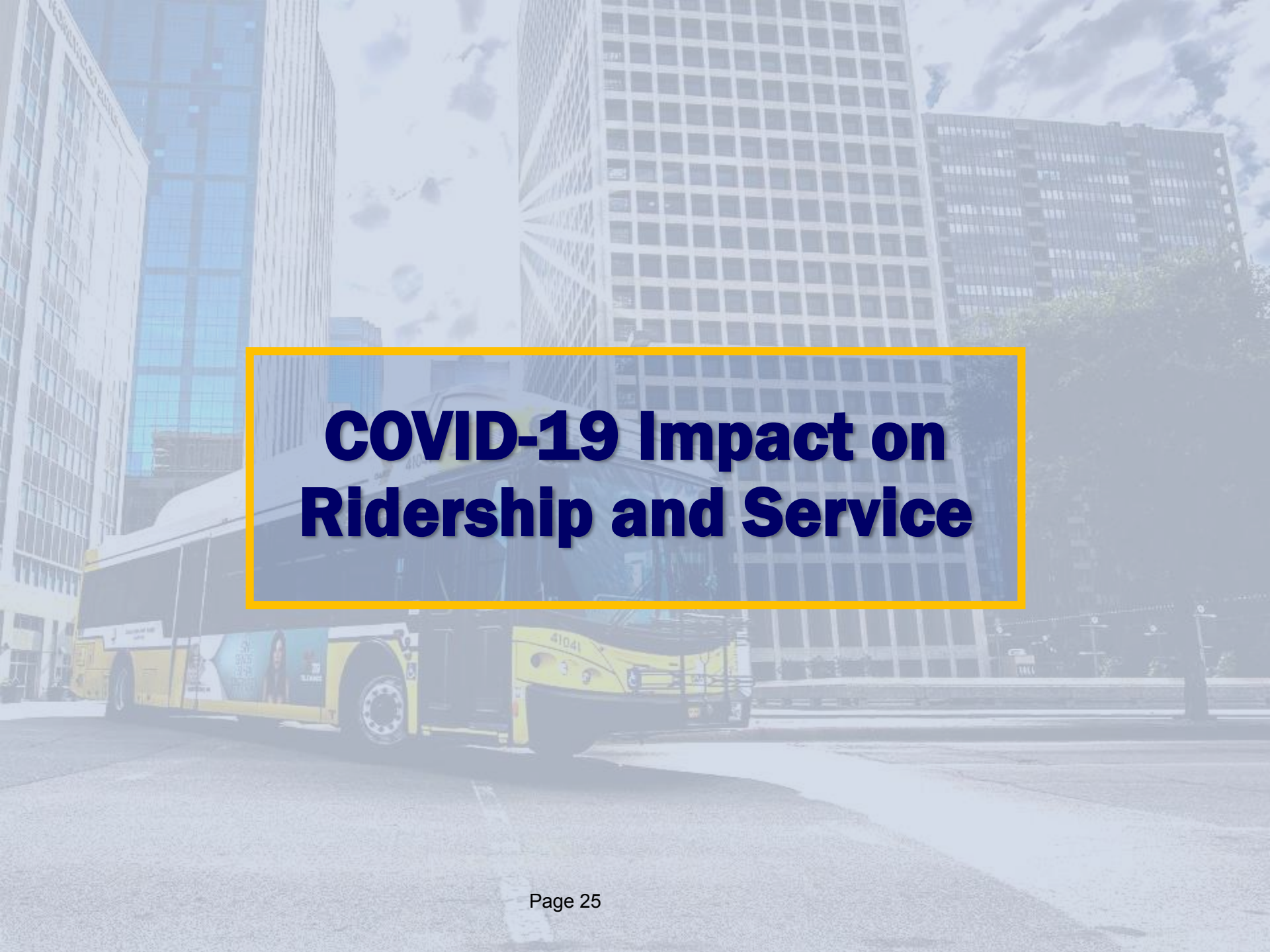
51,741

	Bus	Light Rail	GoLink	Paratransit
Plano	663,731	748,621	59,448	51,741
Garland	1,495,389	433,032	--	58,744
Richardson	1,162,525	712,883	--	20,781
Irving	1,261,701	630,160	--	35,679

GoLink Service in Plano

Legacy West, Far North Plano, North Central Plano





COVID-19 Impact on Ridership and Service

Recent Service Changes Impacting Plano

April 2020 “Modified Weekday Service” Changes:

Implemented Saturday routes and schedules on weekdays for most routes, with some earlier or later trips added

- Hourly service all day on Routes 347, 410, 451, 452, and 870 (with 870 making counterclockwise loop only in East Plano)
- 45-minute service all day on Route 350 serving Collin College with 1-direction loop
- Bus route 183 operating Saturday service (ends at Addison; no service to Plano)
- Reduced frequencies on peak Express routes: 208 (20 m); 210 (25 m); 211 (30 m)
- Bus routes 841 and 843 maintain regular weekday service
- 20-minute daytime service on Light Rail

June 2020 Service Changes:

Due to the end of the "FLEX" program, bus routes 841 (Telecom Corridor), 843 (South Plano), and 870 (East Plano) became regular local routes

October Service Changes Impacting Plano

October 2020 Service Changes:

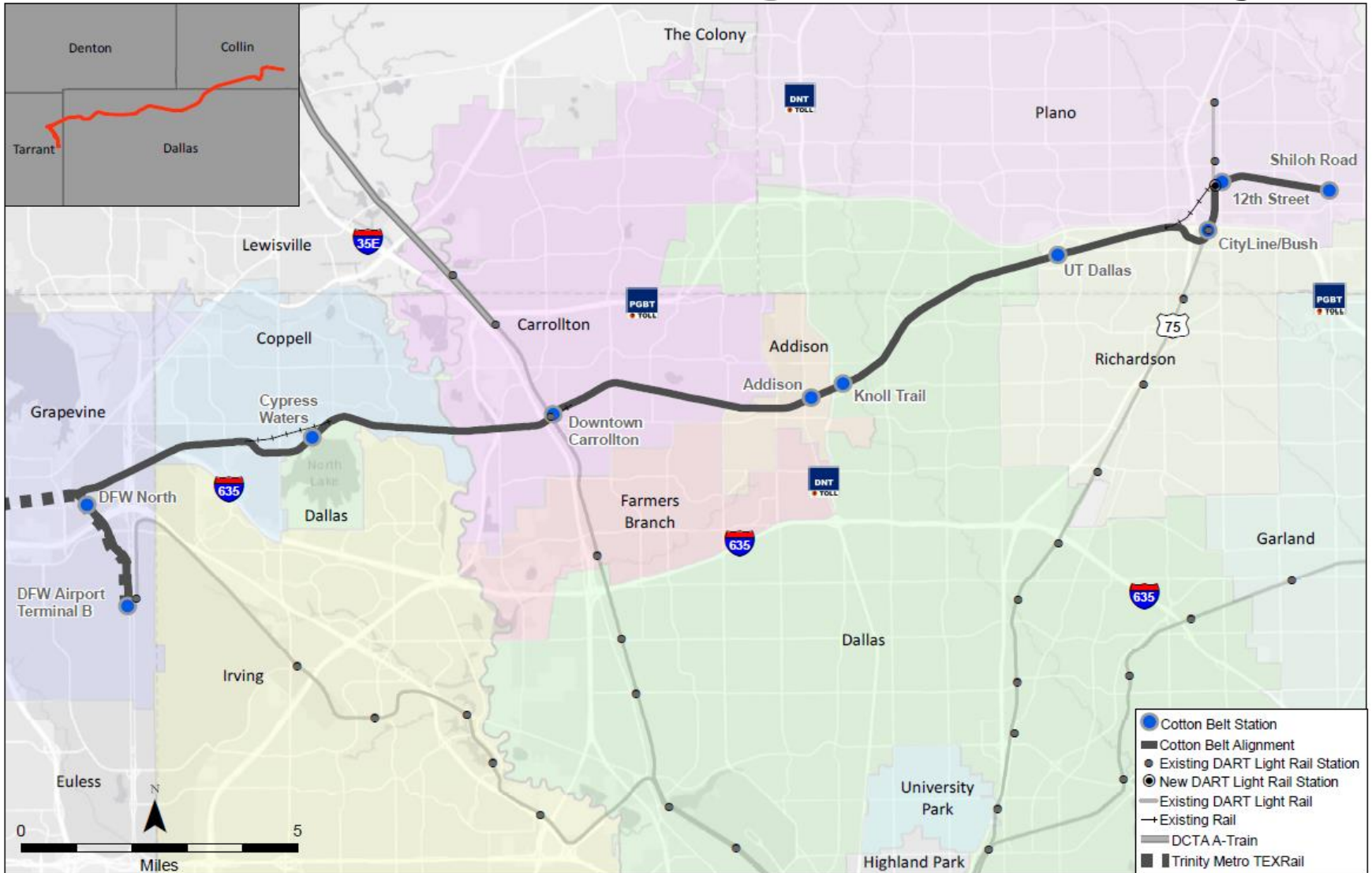
DART will implement service changes (weekdays only) effective October 19, 2020. The following changes will impact the City:

- Red Line will have 20-minute service until 7 p.m. followed by 30-minute evening service
- Bus routes 410, 451, and 452 will be restored to full pre-pandemic service levels
- Bus routes 210 (alternative service Route 208 and Red/Orange Lines) and 211 (alternative service Route 452) will be discontinued due to low performance
- Remaining Plano bus route (208, 347, 350, 841, 843, 870) services will continue at modified service levels that have operated since April 6, 2020

The background is a faded, blue-tinted photograph of a city street. A yellow and blue bus is visible in the middle ground. On the right, a yellow sign with the text "#HungerActionMonth" and a leaf logo is visible. A yellow rectangular box with a thin border is centered on the page, containing the title text.

Capital Project Updates

Silver Line Corridor Regional Rail Project



Cotton Belt Corridor Regional Rail Project

COTTON BELT

12th Street Station Update

- DART, City of Plano staff, and the Toll Brothers have been working together to review design plans and City staff requests for design enhancements at the proposed pedestrian walkway, elevator, and stairs
- These enhancements will allow customers to transfer from the Silver Line at-grade 12th Street Station to the elevated Light Rail Train (LRT) 12th Street Station on the existing Red Line
- The design for 12th Street Station includes the following enhancements:
 - Covered pedestrian walkway between Silver Line and LRT Stations
 - Enhanced landscape and lighting
 - Covered stairs and plaza at LRT Station

12th Street and Shiloh Road Station Design Update

- 12th Street LRT Station
 - 30% Design
- 12th Street Silver Line Station
 - 60% Design
- Shiloh Road Station
 - 60% Design

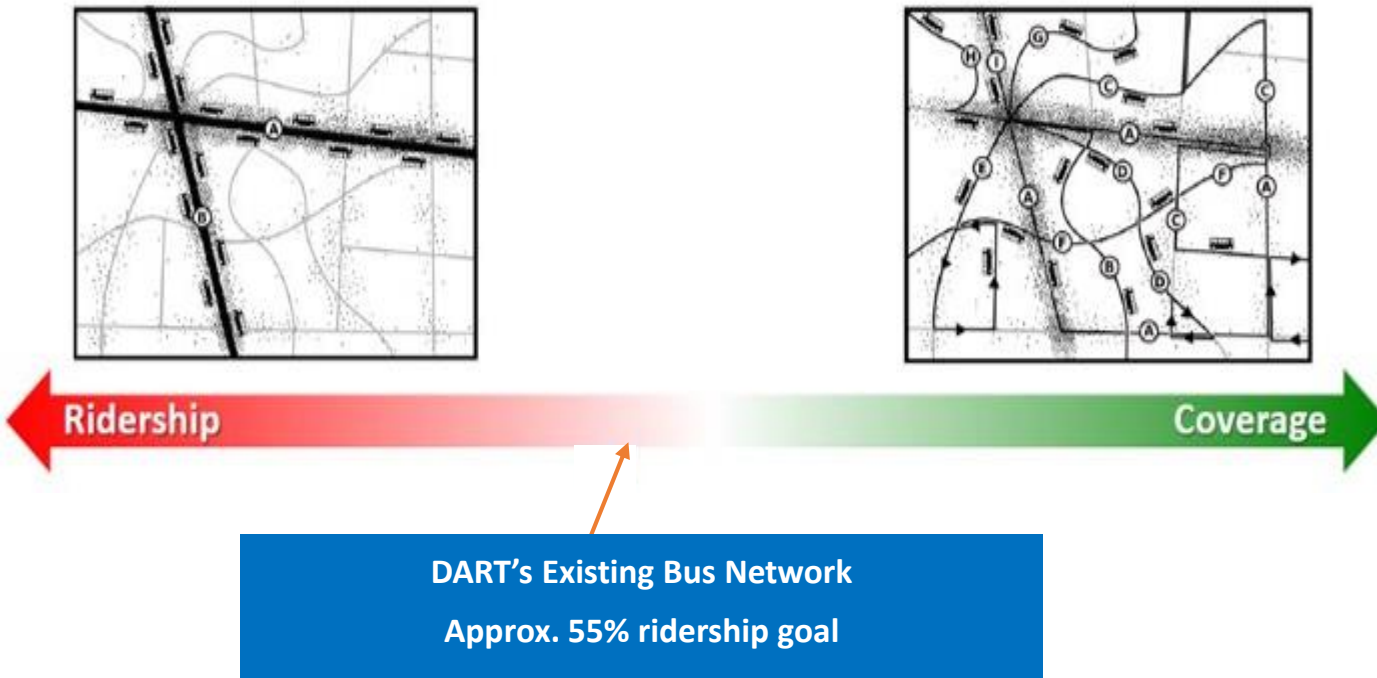




DARTzoom: A New Bus Network Update

Bus Network Redesign

- Continuing efforts to improve DART bus and system service
- To define an approved mix between ridership and coverage goals



Network Coverage Splits with Hybrid Approach

High Ridership Concept



85% towards ridership, 15% towards coverage

Hybrid 7x/2x

- ≈25-30% of routes operate 20 minutes or better
- ≈73% of residents within ½-mile of service
- Expanded GoLink

High Coverage Concept



60% towards ridership, 40% towards coverage

Existing DART Network: 55% – 45%

80/20

- ≈35% of routes operate 20 minutes or better
- ≈54% of residents within ½-mile of service
- Basic GoLink

75/25

- ≈29% of routes operate 20 minutes or better
- ≈59% of residents within ½-mile of service
- More GoLink

70/30

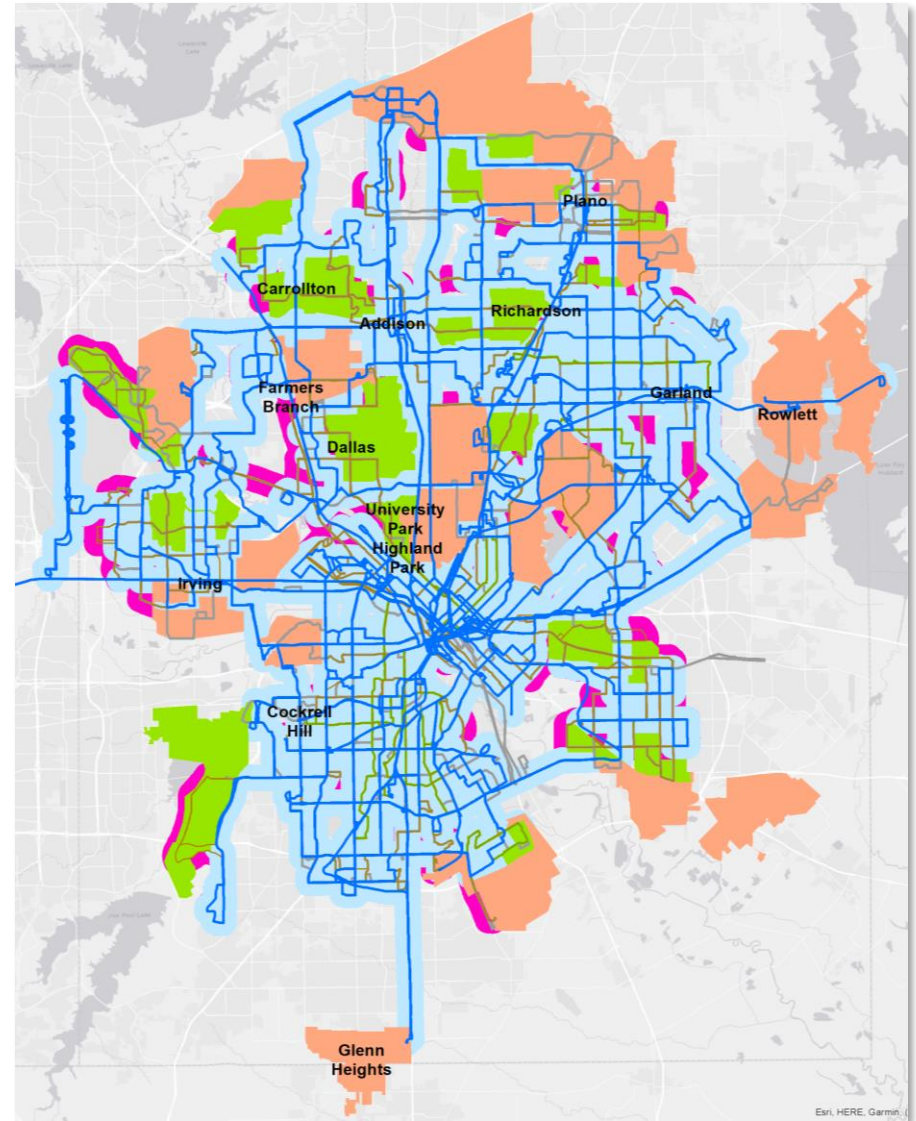
- ≈24% of routes operate 20 minutes or better
- ≈63% of residents within ½-mile of service
- More GoLink

65/35

- ≈18% of routes operate 20 minutes or better
- ≈68% of residents within ½-mile of service
- Expanded GoLink

Hybrid Approach

- This scenario offers nearly as much coverage as the coverage concept, and more coverage than the existing network
- The map at the right highlights areas that would not have coverage in this scenario relative to the coverage concept
- Most of these areas are relatively undeveloped, or generate few riders in the current system
- We believe this is a viable 70/30 or 75/25 option with little negative overall coverage impact



*Areas with less coverage compared to coverage concept in **ROSE***

Bus Network Redesign Timeline

Task	Timing
Finish Network Concept Design	Winter/Spring 2020
Elected Officials Briefings (including this presentation)	Winter/Spring 2020
Choices & Network Concepts Report	April 14, 2020
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Board Choice of Network Concept	October 2020
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Public Involvement, Round 2	January 2021- March 2021
Approve the Bus Network Plan	Summer 2021
Initiate Service Changes	January 2022

Questions?





**CITY OF PLANO
COUNCIL AGENDA ITEM**

Council Meeting Date: 10/12/2020

Department: City Secretary

Department Head:

Agenda Coordinator:

CAPTION

Discussion and direction re: Housing Tax Credit Review Committee

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:

ATTACHMENTS:

Description	Upload Date	Type
Memo- October 2020	10/6/2020	Memo
Memo - April 2020	10/5/2020	Memo

Date: September 30, 2020

To: Mark Israelson, City Manager

From: Lori F. Schwarz, AICP
Director of Neighborhood Services

Subject: 2021 Housing Tax Credit Process: Evaluation Committee

Requested Action:

Receive presentation and provide direction to Neighborhood Services staff regarding changes to the Housing Tax Credit selection process.

Background:

In April 2020, Neighborhood Services staff discussed with City Council the 2021 Housing Tax Credit (HTC) process, which is summarized in the attached memorandum. As noted in the memo, Council discussed the following suggestions for changes to the Evaluation Committee:

- The evaluation committee to consist of eight members as follows:
 - Two members from the Planning Department
 - One member from Special Projects
 - Two members from the Neighborhood Services Department
 - Three citizen members as follows:
 - One citizen from the Community Relations Commission (CRC)
 - One citizen from the Concerted Revitalization Plan (CRP) area
 - One at-large citizen
- Legal staff to be present during the deliberation of the committee to ensure discussion during evaluation is focused on appropriate elements
- The evaluation committee offers recommendations to Council regarding resolutions (support, no objection and objection).

Staff Review and Analysis:

In preparation for Council discussion of citizen appointees, the existing staff evaluation committee members met with the assigned Deputy City Attorney to discuss the procedural needs of the committee for appointments and review of applications. Items discussed included:

- Mechanism for appointing the review committee, i.e. resolution or other process
- Voting process within the staff/citizen review committee
- Potential timeframe to:
 - Review previous HTC cycles with citizen appointees

- Evaluate any changes to Texas Department of Health and Community Affairs (TDHCA) 9% HTC process
- Evaluate and modify the 2020-21 City of Plano HTC process and application

During these discussions, concerns were raised regarding the unique nature of a combination staff/citizen committee and identifying community members for consideration of City Council appointment. Further, Staff discussed the potential conflict of interest if a citizen appointee was also a representative of a community organization that was eligible to provide comment to the TDHCA process. Ultimately, there needs to be a fair and objective review process that establishes procedures for the committee, including resolution of any potential ties in voting.

Potential Committee Consideration:

An alternate suggestion was discussed that would resolve several of these concerns. Rather than appointing a combination staff/citizen committee, or potentially a new citizen only committee, the staff members discussed utilizing the existing Community Relations Committee (CRC) as a recommending body to City Council on HTC applications. The existing staff members of the HTC review committee could provide information to the CRC from their respective areas of expertise in the form of a staff report, in addition to the application provided for the proposed development.

Review by the Deputy City Attorney of the enabling language for the CRC confirmed that a review of this type is within the committee's area of responsibility. In addition, the timing of the review of HTC applications would not conflict with the CRC's Consolidated Grant Process in the Spring. A recommendation from the CRC could then be forwarded to City Council for their consideration of a Resolution of Support, No Objection, or Objection.

TDHCA Qualified Allocation Plan (QAP) for FY2020-21

Neighborhood Services staff have continued to monitor the TDHCA 9% HTC website for any updates to the FY2020-21 Qualified Allocation Plan or process for review of applications. The TDHCA Board did not discuss any changes at the September 2020 meeting and at the date of this memorandum, the October agenda had not yet been posted. The TDHCA Board is expected to meet on October 8, 2020. Staff will be able to update the City Council on the results of that meeting at the October 12, 2020 Preliminary Open Meeting.

Next Steps:

Once the citizen review committee members are selected, Neighborhood Services staff would like to begin meeting with the committee to provide background on the HTC process to date. We will also continue monitoring the TDHCA process to determine any changes that may be incorporated for the 2021 State of Texas HTC process. As previously mentioned, we will bring any proposed changes for the 2021 HTC process to City Council in November for discussion.

Attachments:

April 2020 Memorandum

xc: Jack Carr, Deputy City Manager
 Christina Day, Director of Planning
 Peter Braster, Director of Special Projects
 Michelle D'Andrea, Deputy City Attorney – Development Services
 Eric Hill, Planning Manager, Senior
 Shanette Eaden, Housing and Community Services Manager

Date: April 14, 2020

To: Mark Israelson, City Manager

From: Lori Schwarz, Director of Neighborhood Services

Subject: **2021 City of Plano Housing Tax Credit Process**

During the April 13, 2020 Preliminary Open Meeting, staff presented an overview of the City of Plano Housing Tax Credit (HTC) process and discussed potential changes for the 2021 HTC Program.

This memorandum summarizes the information discussed and the suggestions provided by Council during the meeting. Later this year, after the Texas Department of Housing and Community Affairs (TDHCA) finalizes the 2021 HTC program, the TDHCA updates and the Plano changes will be consolidated into a draft City of Plano 2021 HTC Program and submitted to Council for consideration and approval.

Council discussed the following suggestions for changes to the application process:

- Offer training for potential applicants in an effort to improve the quality of the information submitted by the applicants
- Contact TDHCA to confirm the Collin County population that will be used during the evaluation of the applications for the 2021 HTC program
- Modify the application to explicitly ask the applicant to consider and, if necessary, request a waiver of the one mile three year rule. (The one mile three year rule considers proximity and timing of past and proposed projects, looking at the project types, distance between developments and the time period between developments) and, if necessary, request additional information (e.g. housing market study) to evaluate the request for the waiver.
- Consider a requirement for applicants to submit a community support element for review by the evaluation committee and/or City Council in determining type of resolution to recommend, especially in situations where only one application may be chosen either by TDHCA or City Council (i.e. de-concentration factor for one per census tract or Concerted Revitalization Plan points).
- Evaluate a process change where if more than one development is proposed within the same census tract, Council will approve only one resolution of support (and the other applications may receive resolutions of no objection/objection).

Council discussed the following suggestions for changes to the Evaluation Committee:

- The evaluation committee to consist of eight members as follows:
 - Two members from the Planning Department
 - One member from Special Projects
 - Two members from the Neighborhood Services Department

- Three citizen members as follows:
 - One citizen from the Community Relations Commission (CRC)
 - One citizen from the Concerted Revitalization Plan (CRP) area
 - One at-large citizen
- Legal staff to be present during the deliberation of the committee to ensure discussion during evaluation is focused on appropriate elements
- The evaluation committee offers recommendations to Council regarding resolutions (support, no objection and objection).

Council discussed the following suggestions for the Concerted Revitalization Plan (CRP) points:

- The Evaluation Committee will neither review nor offer recommendations to Council regarding the selection of the development project that contributes the most to the revitalization of the CRP.
- The applications for projects that appear to be eligible for the CRP Points are to be submitted to the Council for their consideration.
- This revised process would allow applicants to present their information during the Council meeting. After the Council has received necessary information, they will vote for the applicant to receive the CRP points.

City Council questions:

- During the discussion related to letters of support from the community, Council asked for a definition of “community”. The [Qualified Allocation Plan](#) (QAP) establishes the procedures and requirements relating the award and allocation of Housing Tax Credits. Section 11.9(d)(6) of the QAP says an application may receive up to four points for letters of support. These are allocated as two points for each letter of support submitted from: a qualified community or civic organization that serves the community in which the Development Site is located; a property owners association created for a master planned community whose boundaries include the Development Site; and/or, a Special Management District whose boundaries include the Development Site.
- Council asked for information related to the population of the county that is used during the evaluation of the applications. Specifically, Council wanted to know how to advocate for a particular data source for the county population used by the TDHCA. The following is from the TDHCA website providing the process for public comment during the 9% HTC process and Board meetings:

Every TDHCA program follows the citizen participation and public hearing requirements as outlined in the Texas Government Code and applicable federal laws. Participation and comments are encouraged and can be submitted either at a public hearing or in writing via letters, faxes, email (info@tdhca.state.tx.us), and in some cases directly on the TDHCA web site.

<https://www.tdhca.state.tx.us/public-comment.htm>

SCHEDULE FOR 2021 HTC PROGRAM

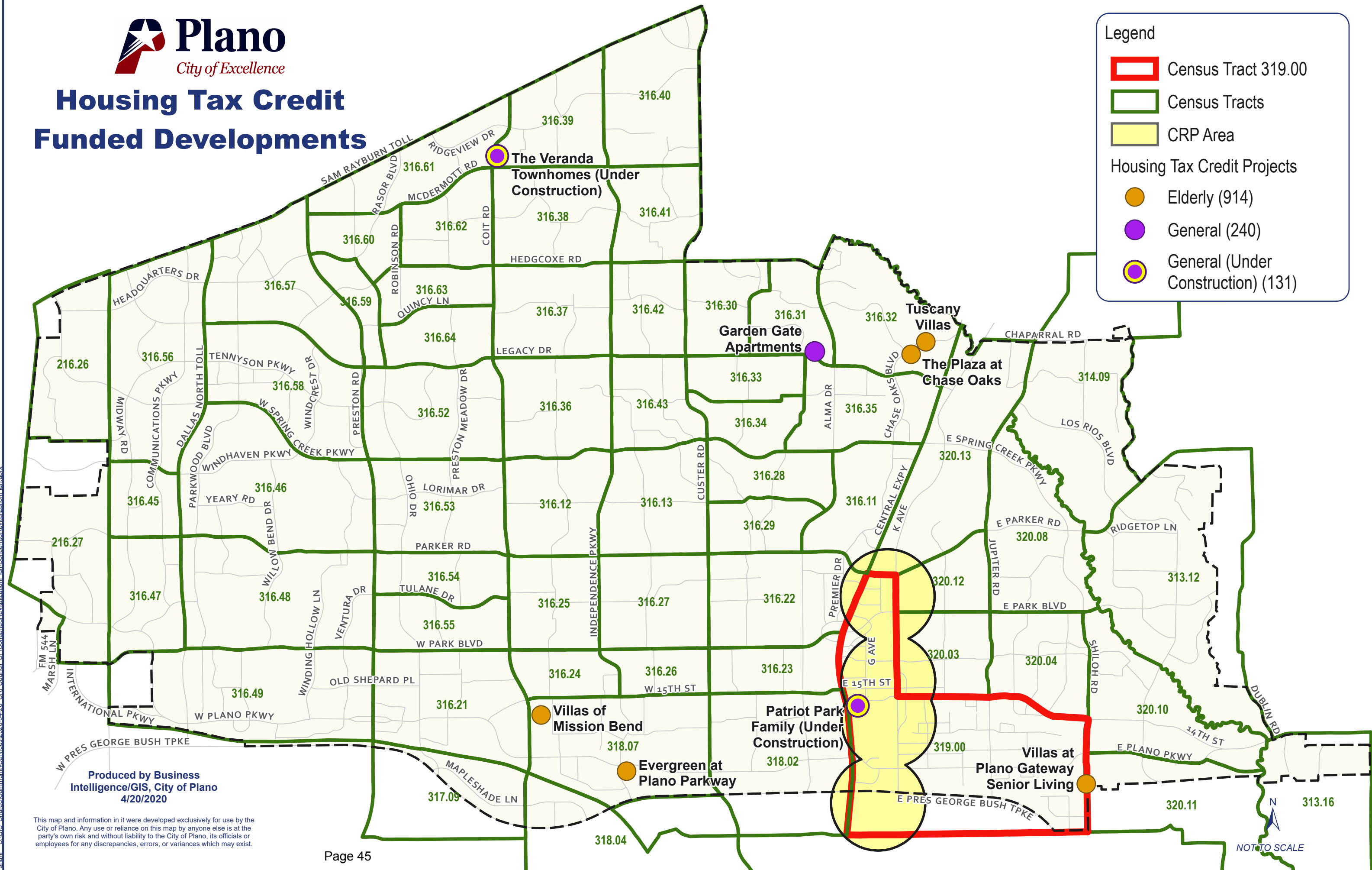
October	Council selects citizens for the evaluation committee (if they will be involved with the revisions to the HTC process)
November	TDHCA publishes proposed modifications to the QAP

Late November	POM presentation recommending the 2021 Plano HTC Program
Early January	Pre-application period begins/submitted to City
January	Evaluation Committee meets to develop recommendation for Council consideration
February	Council considers resolutions/CRP points
March	Full applications are due at TDHCA
June	TDHCA's deadline for public comment
Late June	TDHCA release of eligible applications for consideration for award
Mid-August	TDHCA issues HTC commitments

Attachment:

Housing Tax Credit Funded Developments Map

xc: Jack Carr, Deputy City Manager





CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 10/12/2020

Department: City Manager

Department Head:

Agenda Coordinator:

CAPTION

Discussion and direction re: Appointment of Council Members as Tax Increment Financing Reinvestment Zone Board Members

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



**CITY OF PLANO
COUNCIL AGENDA ITEM**

Council Meeting Date: 10/12/2020

Department: City Secretary

Department Head:

Agenda Coordinator: Lisa Henderson

CAPTION

Consent and Regular Agendas

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



**CITY OF PLANO
COUNCIL AGENDA ITEM**

Council Meeting Date: 10/12/2020

Department: City Secretary

Department Head:

Agenda Coordinator:

CAPTION

Council items for discussion/action on future agendas

FINANCIAL SUMMARY

Not Applicable

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:
