

# Plano Housing Authority

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Established 1952

1740 G Ave

Plano TX 75074

[www.planoha.org](http://www.planoha.org)

# Who Do We Help ?

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- 908 Housing Choice Vouchers
- 23 Project based vouchers for single family homes in Plano
- 40 VASH vouchers dedicated to veterans
- 39 Mainstream vouchers
- Partner in Public Facility Corporation developments for 1,649 affordable units. 1,513 in Plano  
136 in Lewisville
- Staff of 6 with oversight by a Board of Commissioners

# How Do We Get The Participants ?

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- 908 Housing Choice Vouchers and 23 Project based vouchers are admitted through an online waiting list. The voucher waiting list was last opened May 2021 with 6,500 applicants applying in a week. Prior opening was July 2018 with 11,000+ applicants.
- 40 VASH (Veterans Assisted Supportive Housing) admitted through direct referrals from the Dallas VA – no local waiting list.
- 39 Mainstream Vouchers are referred from Metro Dallas Homeless Alliance and Plano Homeless Prevention. These are for Non Elderly persons with disabilities.

# How Does The Program Work ?

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- Apply via a waiting list
- The waiting list only opens about every three to five years (as needed) and only open for about a week. Can apply online – no need to stand in line
- Average number of applicants is around 8,000+
- There is a preference for residents of Plano

# Now That The Applicant Is At The Top Of The Waiting List ?

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- Applicants background will be vetted
- No sex offender conviction
- No violent felonies
- No pattern of misdemeanors
- No production of meth
- Family composition is verified: income, expenses, family size
- If approved a voucher is issued and the family signs a lease on a unit they choose

# How Much Can A Family Earn In Income ?

## FY 2022 Income Limits Summary

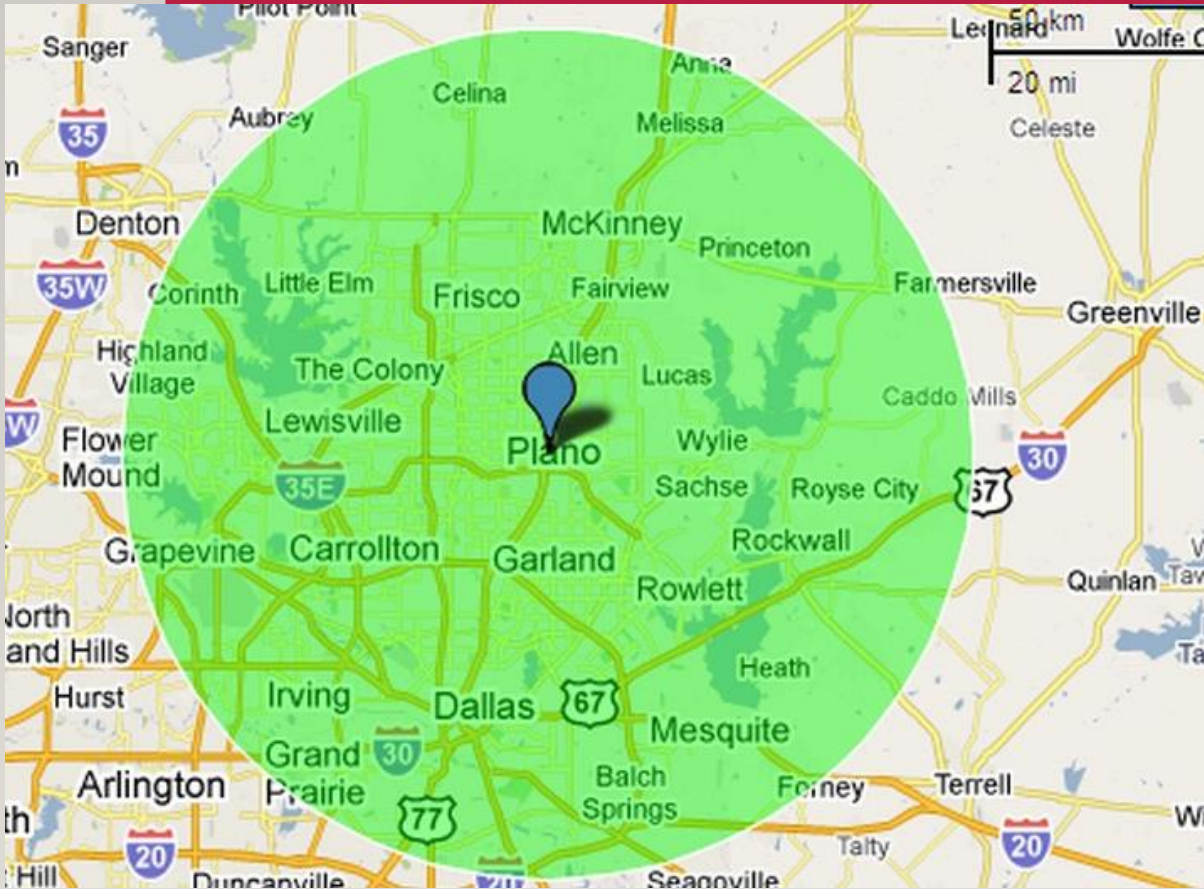
Selecting any of the buttons labeled "Click for More Detail" will display detailed calculation steps for each of the various parameters.

FY 2022 Income Limit Area	Median Family Income <a href="#">Click for More Detail</a>	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Dallas, TX HUD Metro FMR Area</b>	\$97,400	Very Low (50%) Income Limits (\$) <a href="#">Click for More Detail</a>	34,100	39,000	43,850	<b>48,700</b>	52,600	56,500	60,400	64,300
		Extremely Low Income Limits (\$)* <a href="#">Click for More Detail</a>	20,450	23,400	26,300	<b>29,200</b>	32,470	37,190	41,910	46,630
		Low (80%) Income Limits (\$) <a href="#">Click for More Detail</a>	54,550	62,350	70,150	<b>77,900</b>	84,150	90,400	96,600	102,850

**NOTE:** Collin County is part of the **Dallas, TX HUD Metro FMR Area**, so all information presented here applies to all of the **Dallas, TX HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Dallas, TX HUD Metro FMR Area**.

The **Dallas, TX HUD Metro FMR Area** contains the following areas: Collin County, TX; Dallas County, TX; Denton County, TX; Ellis County, TX; Hunt County, TX; Kaufman County, TX; and Rockwall County, TX.

# Where Can They Live Using a Voucher ?



- A 25 mile radius of the Housing Authority office
- The family selects the unit and signs a standard lease
- Family pays the security deposit and utilities
- Texas landlord/tenant laws apply - Landlord does not have to participate in the program

# How Much Can The Rent Be ?

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- There is a limit to how much the agency will pay. Our occupancy standards are two per bedroom regardless of sex/age. Per HUD regulations the living room can be used as a sleeping room.
- HUD establishes the maximum amount of rental subsidy on an annual basis.
- HUD data is established at the zip code level. HUD updates these amounts annually in October.
- The amounts will always be at least 15 months old due to the methodology HUD uses.



## 2 Bedroom Size

Zip Code	Amount
75001	1,870
75002	1,780
75006	1,410
75007	1,440
75009	1,830
75010	1,570
75013	1,730
75019	1,670
75022	2,040
75023	1,600
75024	1,990
75025	1,730
75028	2,040
75032	1,630
75033	1,470
75034	1,770
75035	2,040
75038	1,430
75039	2,040
75040	1,250
75041	1,210
75042	1,110
75043	1,340
75044	1,500
75048	1,680
75050	1,310
75051	1,110
75052	1,470
75056	1,670
75057	1,470
75060	1,150
75061	1,230
75062	1,260
75063	1,750
75065	1,480
75067	1,500
75068	1,980
75069	1,370
75070	1,720
75071	1,830

Zip Code	Amount
75074	1,530
75075	1,520
75077	1,750
75078	1,760
75080	1,460
75081	1,650
75082	1,840
75087	1,650
75088	1,870
75089	2,000
75093	1,840
75094	2,040
75098	1,750
75101	1,090
75104	1,620
75115	1,390
75116	1,230
75119	1,100
75125	1,250
75132	1,690
75134	1,260
75137	1,520
75141	1,210
75146	1,290
75149	1,230
75150	1,360
75152	1,330
75154	1,420
75159	1,200
75164	1,340
75166	2,040
75167	1,750
75172	1,060
75173	1,330
75180	1,230
75181	2,040
75182	1,830
75189	1,700
75201	2,040
75202	1,830

Zip Code	Amount
75203	1,030
75204	2,040
75205	1,860
75206	1,690
75207	1,940
75208	1,310
75209	1,650
75210	900
75211	1,090
75212	1,050
75214	1,470
75215	980
75216	960
75217	1,020
75218	1,380
75219	1,930
75220	1,200
75223	1,110
75224	1,020
75225	2,040
75226	1,470
75227	1,110
75228	1,100
75229	1,240
75230	1,270
75231	1,230
75232	1,170
75233	1,180
75234	1,390
75235	1,510
75236	1,160
75237	1,110
75238	1,260
75240	1,280
75241	1,150
75242	1,290
75243	1,260
75244	1,700
75246	990
75247	1,040

Zip Code	Amount
75248	1,580
75249	1,770
75251	1,580
75252	1,530
75253	1,220
75254	1,490
75287	1,530
75407	1,420
75409	2,020
75424	1,330
75442	1,260
75452	940
75454	1,930
75491	830
75495	1,220
76041	1,220
76050	1,080
76052	1,800
76055	1,250
76064	1,180
76065	1,410
76084	1,140
76201	1,230
76205	1,310
76207	1,400
76208	1,450
76209	1,240
76210	1,660
76226	2,040
76227	2,020
76234	1,050
76247	1,620
76249	1,460
76258	1,260
76259	1,450
76262	1,490
76266	1,430
76272	1,430
76651	1,000
76670	1,180

## 3 Bedroom Size

Zip Code	Amount
75001	2,380
75002	2,270
75006	1,800
75007	1,840
75009	2,330
75010	2,000
75013	2,210
75019	2,130
75022	2,600
75023	2,040
75024	2,540
75025	2,210
75028	2,600
75032	2,080
75033	1,880
75034	2,260
75035	2,600
75038	1,820
75039	2,600
75040	1,590
75041	1,540
75042	1,410
75043	1,710
75044	1,910
75048	2,140
75050	1,680
75051	1,420
75052	1,900
75056	2,130
75057	1,870
75060	1,470
75061	1,570
75062	1,610
75063	2,230
75065	1,890
75067	1,910
75068	2,520
75069	1,750
75070	2,190
75071	2,330

Zip Code	Amount
75074	1,950
75075	1,940
75077	2,230
75078	2,240
75080	1,860
75081	2,100
75082	2,350
75087	2,100
75088	2,380
75089	2,550
75093	2,350
75094	2,600
75098	2,230
75101	1,390
75104	2,060
75115	1,770
75116	1,570
75119	1,400
75125	1,590
75132	2,150
75134	1,610
75137	1,940
75141	1,540
75146	1,640
75149	1,570
75150	1,730
75152	1,700
75154	1,810
75159	1,530
75164	1,710
75166	2,600
75167	2,230
75172	1,350
75173	1,700
75180	1,570
75181	2,600
75182	2,360
75189	2,170
75201	2,600
75202	2,330

Zip Code	Amount
75203	1,310
75204	2,600
75205	2,370
75206	2,150
75207	2,470
75208	1,670
75209	2,100
75210	1,150
75211	1,390
75212	1,340
75214	1,870
75215	1,250
75216	1,220
75217	1,300
75218	1,760
75219	2,460
75220	1,530
75223	1,410
75224	1,300
75225	2,600
75226	1,870
75227	1,410
75228	1,400
75229	1,580
75230	1,620
75231	1,570
75232	1,490
75233	1,500
75234	1,770
75235	1,920
75236	1,480
75237	1,410
75238	1,610
75240	1,630
75241	1,470
75242	1,640
75243	1,610
75244	2,170
75246	1,260
75247	1,330


Zip Code	Amount
75248	2,010
75249	2,260
75251	2,010
75252	1,950
75253	1,560
75254	1,900
75287	1,950
75407	1,810
75409	2,570
75424	1,700
75442	1,610
75452	1,200
75454	2,460
75491	1,110
75495	1,630
76041	1,550
76050	1,430
76052	2,380
76055	1,590
76064	1,500
76065	1,800
76084	1,510
76201	1,570
76205	1,670
76207	1,780
76208	1,850
76209	1,580
76210	2,120
76226	2,600
76227	2,570
76234	1,410
76247	2,060
76249	1,860
76258	1,610
76259	1,850
76262	1,930
76266	1,820
76272	1,820
76651	1,270
76670	1,500

# How Much Are Rents Increasing ?

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- <https://dallas.culturemap.com/news/real-estate/03-01-22-plano-biggest-one-year-spike-in-apartment-rent-zumper/>

**O**f the five largest cities in Dallas-Fort Worth, **Plano** has witnessed the biggest one-year jump in the average rent for a one-bedroom apartment, according to new data from rental platform Zumper.



From February 2021 to February 2022, the average rent for a one-bedroom apartment in Plano rose 17.1 percent to \$1,440, **Zumper says**. **Irving** ranked second in DFW, with a 16.7 percent year-over-year spike in the average rent for a one-bedroom apartment. Irving's average rent stood at \$1,330.

**Dallas** landed at No. 3 in the region, with a 13.4 percent jump in the average rent for a one-bedroom apartment from February 2021 to February 2022. The average rent in Dallas was \$1,440, according to Zumper.

# How Much Does The Participant Pay ?

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- The applicant will pay approximately 30% of their monthly adjusted income, the housing authority pays the remainder. There is no time limit for participation, only income limits.
- The goal is to have participants become self sufficient and exit the program.
- The Housing Authority receives approximately \$ 600,000 monthly to support these programs. We are currently assisting approximately 60% of the maximum number of families due to the rising rents.
- Public Facility Corporation developments have brought 1,513 affordable units to the City of Plano. Developers receive a property tax abatement in exchange for limiting the rents of at least 51% of their units to tenants who make no more than 80% of the Median income. These units are scattered among 9 different developments in Plano. There is one additional development in Lewisville.

# Voucher Program Demographics as of June 2022

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- Total number of families assisted 560
- Elderly Families 260
- Disabled Families 284
- Plano Families 202
- Plano Elderly Families 130
- Plano Disabled Families 129

# By The Numbers

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- Plano 1 Bedroom Avg Rent \$ 1,098
- Plano 1 Bedroom Avg Tenant Share \$ 245
- Plano 1 Bedroom Avg Housing Authority Share \$ 853

Plano 2 Bedroom Avg Rent \$ 1,220

Plano 2 Bedroom Avg Tenant Share \$ 347

Plano 2 Bedroom Avg Housing Authority Share \$ 873

Plano 3 Bedroom Avg Rent \$ 1,662

Plano 3 Bedroom Avg Tenant Share \$ 715

Plano 3 Bedroom Avg Housing Authority Share \$ 947

Plano 4 Bedroom Avg Rent \$ 2,334

Plano 4 Bedroom Avg Tenant Share \$ 377

Plano 4 Bedroom Avg Housing Authority Share \$ 1,957

# Work Where You Live

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- Employers are struggling to retain workers – especially in service industries
- Employees have to balance their income versus cost of commuting and childcare
- An employee that has to commute from another city when they have a tip based income or a lower income range will usually find a closer job to home
- The employer will then have to replace the position and retrain the new employee
- Plano is identifying as a shopping and entertainment location. This means staffing is critical.
- Elderly and fixed income citizens need a place to live in the city as well.
- Public Facility Corporation developments accomplish this initiative.