

# 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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- 919 Housing Choice Vouchers
- 23 Project based vouchers for single family homes in Plano
- 40 VASH vouchers
- 39 Mainstream vouchers
  
- All on a staff of 6 with oversight by a Board of Commissioners

# How Do We Get The Participants ?

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- 919 Housing Choice Vouchers and the 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 DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

### FY 2022 Income Limits Summary

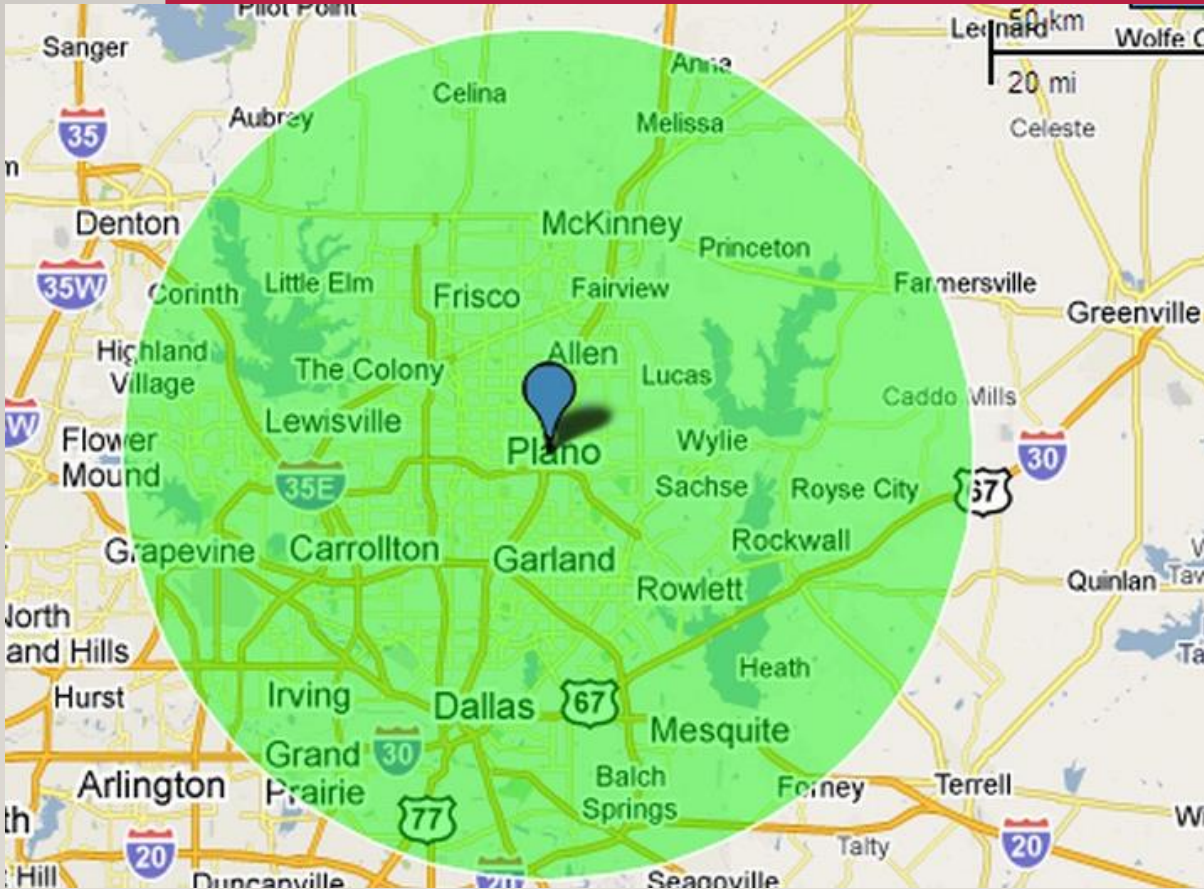
Selecting any of the buttons labeled "Click for More Detail" will display detailed calculation steps for each of the various parameters.

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:** 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 ?



- 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	2,160
75002	2,040
75006	1,620
75007	1,660
75009	2,120
75010	1,790
75013	1,910
75019	1,920
75022	2,340
75023	1,850
75024	2,240
75025	1,970
75028	2,340
75032	1,830
75033	1,690
75034	2,040
75035	2,350
75038	1,660
75039	2,310
75040	1,470
75041	1,390
75042	1,270
75043	1,520
75044	1,710
75048	1,950
75050	1,500
75051	1,250
75052	1,650
75056	1,860
75057	1,640
75060	1,310
75061	1,420
75062	1,460
75063	1,990
75065	1,660
75067	1,710
75068	2,280
75069	1,560
75070	1,940
75071	2,140

Zip Code	Amount
75074	1,790
75075	1,740
75077	1,950
75078	2,100
75080	1,620
75081	1,830
75082	2,150
75087	1,830
75088	2,140
75089	2,200
75093	2,110
75094	2,350
75098	2,030
75101	1,240
75104	1,870
75115	1,610
75116	1,440
75119	1,260
75125	1,430
75132	1,980
75134	1,460
75137	1,740
75141	1,420
75146	1,560
75149	1,420
75150	1,560
75152	1,600
75154	1,650
75159	1,410
75164	1,460
75166	2,260
75167	1,940
75172	1,210
75173	1,470
75180	1,390
75181	2,330
75182	1,750
75189	2,040
75201	2,350
75202	2,030

Zip Code	Amount
75203	1,180
75204	2,350
75205	2,200
75206	1,930
75207	2,170
75208	1,550
75209	1,880
75210	1,040
75211	1,240
75212	1,210
75214	1,750
75215	1,110
75216	1,090
75217	1,160
75218	1,650
75219	2,170
75220	1,380
75223	1,310
75224	1,160
75225	2,350
75226	1,680
75227	1,270
75228	1,260
75229	1,450
75230	1,480
75231	1,410
75232	1,330
75233	1,370
75234	1,580
75235	1,700
75236	1,320
75237	1,270
75238	1,420
75240	1,460
75241	1,340
75242	1,490
75243	1,470
75244	1,940
75246	1,160
75247	1,190

Zip Code	Amount
75248	1,810
75249	2,060
75251	1,810
75252	1,760
75253	1,440
75254	1,730
75287	1,760
75407	1,710
75409	2,240
75424	1,500
75442	1,490
75452	1,170
75454	2,350
75491	840
75495	1,260
76041	1,380
76050	1,260
76052	2,030
76055	1,430
76064	1,440
76065	1,600
76084	1,290
76201	1,410
76205	1,460
76207	1,600
76208	1,660
76209	1,450
76210	1,900
76226	2,350
76227	2,240
76234	1,130
76247	1,900
76249	1,680
76258	1,420
76259	1,660
76262	1,680
76266	1,590
76272	1,640
76651	1,150
76670	1,210

Zip Code	Amount
75001	2,720
75002	2,570
75006	2,040
75007	2,090
75009	2,670
75010	2,260
75013	2,410
75019	2,420
75022	2,960
75023	2,330
75024	2,820
75025	2,480
75028	2,950
75032	2,310
75033	2,130
75034	2,570
75035	2,960
75038	2,090
75039	2,910
75040	1,850
75041	1,750
75042	1,600
75043	1,920
75044	2,150
75048	2,460
75050	1,910
75051	1,580
75052	2,120
75056	2,340
75057	2,070
75060	1,650
75061	1,790
75062	1,840
75063	2,510
75065	2,090
75067	2,150
75068	2,870
75069	1,970
75070	2,440
75071	2,700

## 3 Bedroom Size

Zip Code	Amount
75074	2,260
75075	2,190
75077	2,460
75078	2,650
75080	2,040
75081	2,310
75082	2,710
75087	2,310
75088	2,700
75089	2,770
75093	2,660
75094	2,960
75098	2,560
75101	1,560
75104	2,360
75115	2,030
75116	1,810
75119	1,590
75125	1,800
75132	2,500
75134	1,840
75137	2,190
75141	1,790
75146	1,970
75149	1,790
75150	1,970
75152	2,020
75154	2,080
75159	1,780
75164	1,840
75166	2,850
75167	2,440
75172	1,520
75173	1,850
75180	1,750
75181	2,940
75182	2,210
75189	2,570
75201	2,960
75202	2,560

Zip Code	Amount
75203	1,490
75204	2,960
75205	2,770
75206	2,430
75207	2,730
75208	1,950
75209	2,370
75210	1,310
75211	1,560
75212	1,520
75214	2,210
75215	1,400
75216	1,370
75217	1,460
75218	2,080
75219	2,730
75220	1,740
75223	1,650
75224	1,460
75225	2,960
75226	2,120
75227	1,600
75228	1,590
75229	1,830
75230	1,860
75231	1,780
75232	1,680
75233	1,730
75234	1,990
75235	2,140
75236	1,660
75237	1,600
75238	1,790
75240	1,840
75241	1,690
75242	1,880
75243	1,850
75244	2,440
75246	1,460
75247	1,500


Zip Code	Amount
75248	2,280
75249	2,600
75251	2,280
75252	2,220
75253	1,810
75254	2,180
75287	2,220
75407	2,150
75409	2,820
75424	1,890
75442	1,880
75452	1,470
75454	2,960
75491	1,130
75495	1,700
76041	1,730
76050	1,670
76052	2,670
76055	1,800
76064	1,810
76065	2,020
76084	1,700
76201	1,780
76205	1,840
76207	2,020
76208	2,090
76209	1,830
76210	2,390
76226	2,960
76227	2,820
76234	1,610
76247	2,390
76249	2,120
76258	1,800
76259	2,090
76262	2,160
76266	2,000
76272	2,070
76651	1,450
76670	1,520

# 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 \$ 930,000 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.

# Demographics As Of September 2022

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- Total number of families assisted 542
- Elderly Families 252
- Disabled Families 270
- Plano Families 198
- Plano Elderly Families 127
- Plano Disabled Families 124

# By The Numbers

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- Plano 1 Bedroom Avg Rent \$ 1,114
- Plano 1 Bedroom Avg Tenant Share \$ 264
- Plano 1 Bedroom Avg Housing Authority Share \$ 849

Plano 2 Bedroom Avg Rent \$ 1,262

Plano 2 Bedroom Avg Tenant Share \$ 361

Plano 2 Bedroom Avg Housing Authority Share \$ 901

Plano 3 Bedroom Avg Rent \$ 1,712

Plano 3 Bedroom Avg Tenant Share \$ 720

Plano 3 Bedroom Avg Housing Authority Share \$ 992

Plano 4 Bedroom Avg Rent \$ 2,462

Plano 4 Bedroom Avg Tenant Share \$ 1,005

Plano 4 Bedroom Avg Housing Authority Share \$ 1,457