

Plano Housing Authority

Established 1952

1740 G Ave

Plano TX 75074

www.planoha.org

Who Do We Help ?

- 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 ?

- 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 ?

- 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 ?

- 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 2023 INCOME LIMITS DOCUMENTATION SYSTEM

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

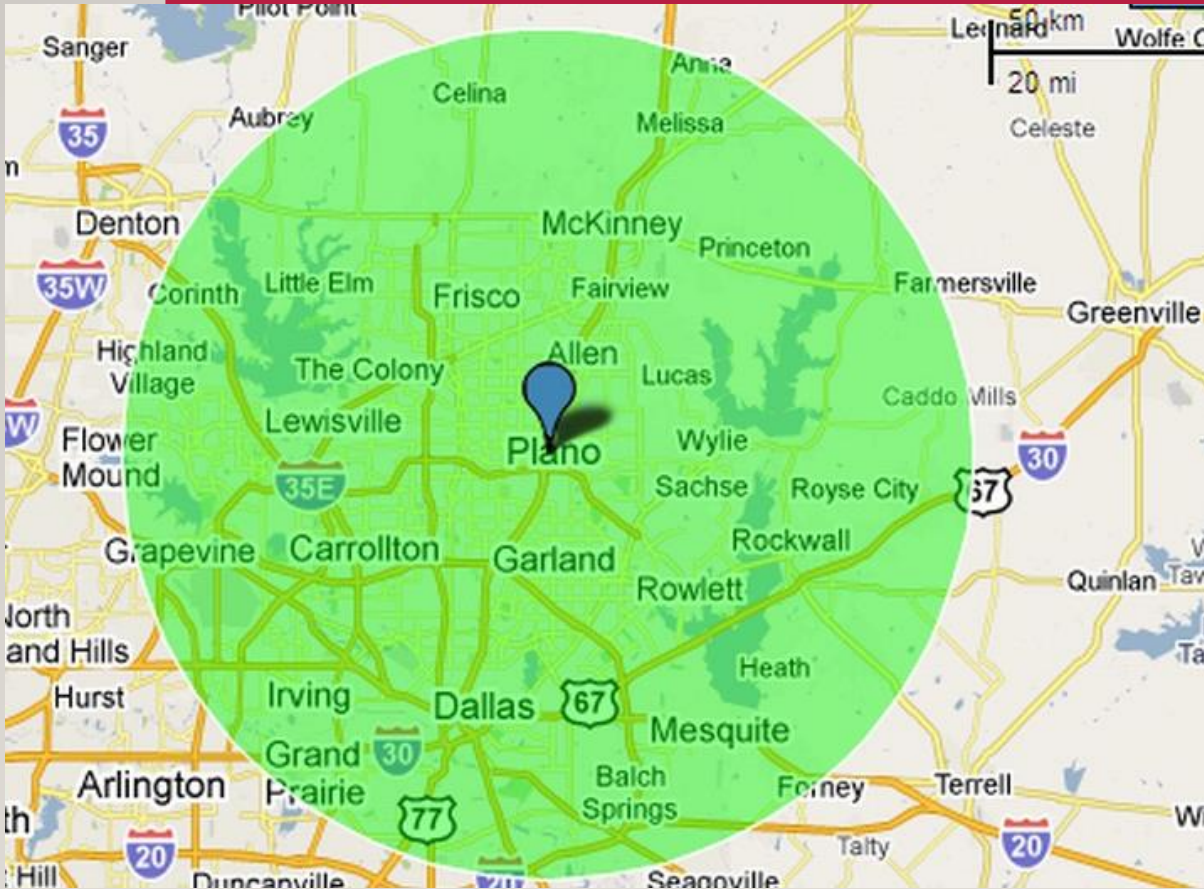
FY 2023 Income Limits Summary

FY 2023 Income Limit Area	Median Family Income Click for More Detail	FY 2023 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Dallas, TX HUD Metro FMR Area	\$105,600	Very Low (50%) Income Limits (\$) Click for More Detail	36,100	41,250	46,400	51,550	55,700	59,800	63,950	68,050
		Extremely Low Income Limits (\$)* Click for More Detail	21,700	24,800	27,900	30,950	35,140	40,280	45,420	50,560
		Low (80%) Income Limits (\$) Click for More Detail	57,750	66,000	74,250	82,500	89,100	95,700	102,300	108,900

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 ?

- 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	2,380
75002	2,290
75006	1,820
75007	1,850
75009	2,260
75010	1,960
75013	2,110
75019	2,130
75022	2,630
75023	2,020
75024	2,420
75025	2,240
75028	2,580
75032	2,060
75033	1,890
75034	2,280
75035	2,500
75038	1,860
75039	2,510
75040	1,700
75041	1,550
75042	1,470
75043	1,690
75044	1,910
75048	2,220
75050	1,650
75051	1,400
75052	1,850
75056	2,020
75057	1,850
75060	1,440
75061	1,580
75062	1,630
75063	2,180
75065	1,820
75067	1,900
75068	2,470
75069	1,730
75070	2,070
75071	2,410

Zip Code	Amount
75074	2,000
75075	1,930
75077	2,130
75078	2,400
75080	1,810
75081	1,980
75082	2,400
75087	1,950
75088	2,360
75089	2,320
75093	2,340
75094	2,640
75098	2,300
75101	1,380
75104	2,140
75115	1,790
75116	1,670
75119	1,410
75125	1,510
75132	2,120
75134	1,690
75137	1,960
75141	1,710
75146	1,760
75149	1,610
75150	1,720
75152	1,850
75154	1,830
75159	1,600
75164	1,600
75166	2,440
75167	2,320
75172	1,320
75173	1,610
75180	1,550
75181	2,510
75182	1,950
75189	2,260
75201	2,640
75202	2,280

Zip Code	Amount
75203	1,330
75204	2,580
75205	2,510
75206	2,170
75207	2,350
75208	1,740
75209	2,080
75210	1,170
75211	1,370
75212	1,370
75214	2,020
75215	1,320
75216	1,220
75217	1,280
75218	1,930
75219	2,310
75220	1,540
75223	1,520
75224	1,280
75225	2,640
75226	1,910
75227	1,430
75228	1,420
75229	1,700
75230	1,690
75231	1,570
75232	1,520
75233	1,530
75234	1,980
75235	1,840
75236	1,460
75237	1,410
75238	1,550
75240	1,620
75241	1,500
75242	1,680
75243	1,640
75244	2,160
75246	1,300
75247	1,350

Zip Code	Amount
75248	2,030
75249	2,300
75251	2,030
75252	1,840
75253	1,620
75254	1,940
75287	1,960
75407	1,980
75409	2,440
75424	1,610
75442	1,700
75452	1,310
75454	2,640
75491	1,010
75495	1,410
76041	1,560
76050	1,450
76052	2,250
76055	1,610
76064	1,700
76065	1,830
76084	1,370
76201	1,560
76205	1,600
76207	1,790
76208	1,860
76209	1,630
76210	2,110
76226	2,640
76227	2,400
76234	1,240
76247	2,250
76249	1,860
76258	1,500
76259	1,700
76262	1,870
76266	1,770
76272	1,480
76651	1,300
76670	1,210

3 Bedroom Size

Zip Code	Amount
75001	2,990
75002	2,880
75006	2,290
75007	2,330
75009	2,840
75010	2,470
75013	2,650
75019	2,680
75022	3,320
75023	2,540
75024	3,040
75025	2,820
75028	3,250
75032	2,590
75033	2,370
75034	2,870
75035	3,150
75038	2,340
75039	3,160
75040	2,140
75041	1,950
75042	1,850
75043	2,130
75044	2,400
75048	2,790
75050	2,110
75051	1,770
75052	2,380
75056	2,540
75057	2,330
75060	1,810
75061	1,990
75062	2,050
75063	2,740
75065	2,290
75067	2,390
75068	3,110
75069	2,180
75070	2,600
75071	3,030

Zip Code	Amount
75074	2,520
75075	2,430
75077	2,680
75078	3,020
75080	2,280
75081	2,490
75082	3,020
75087	2,450
75088	2,970
75089	2,920
75093	2,940
75094	3,320
75098	2,890
75101	1,740
75104	2,690
75115	2,250
75116	2,100
75119	1,770
75125	1,900
75132	2,670
75134	2,130
75137	2,470
75141	2,150
75146	2,210
75149	2,030
75150	2,160
75152	2,330
75154	2,300
75159	2,010
75164	2,010
75166	3,070
75167	2,920
75172	1,660
75173	2,030
75180	1,950
75181	3,160
75182	2,450
75189	2,840
75201	3,320
75202	2,870


Zip Code	Amount
75203	1,670
75204	3,250
75205	3,160
75206	2,730
75207	2,960
75208	2,190
75209	2,620
75210	1,470
75211	1,720
75212	1,720
75214	2,540
75215	1,660
75216	1,540
75217	1,610
75218	2,430
75219	2,910
75220	1,940
75223	1,910
75224	1,610
75225	3,320
75226	2,400
75227	1,800
75228	1,790
75229	2,140
75230	2,130
75231	1,980
75232	1,910
75233	1,930
75234	2,490
75235	2,320
75236	1,840
75237	1,770
75238	1,950
75240	2,040
75241	1,890
75242	2,110
75243	2,060
75244	2,720
75246	1,640
75247	1,700

Zip Code	Amount
75248	2,550
75249	2,890
75251	2,550
75252	2,320
75253	2,040
75254	2,440
75287	2,470
75407	2,490
75409	3,070
75424	2,030
75442	2,140
75452	1,650
75454	3,320
75491	1,380
75495	1,920
76041	1,970
76050	1,920
76052	2,950
76055	2,030
76064	2,140
76065	2,300
76084	1,810
76201	1,960
76205	2,010
76207	2,250
76208	2,340
76209	2,050
76210	2,650
76226	3,320
76227	3,020
76234	1,750
76247	2,840
76249	2,340
76258	1,890
76259	2,140
76262	2,390
76266	2,230
76272	1,870
76651	1,640
76670	1,520

How Much Are Rents Increasing ?

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

Of 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 ?

- 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 \$ 550,000 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 2,425 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 13 different developments in Plano. There is one additional development in Lewisville.

Demographics As Of October 2023

- Total number of families assisted 518
- Elderly Families 253
- Disabled Families 251
- Plano Families 198
- Plano Elderly Families 131
- Plano Disabled Families 113

By The Numbers

- Plano 1 Bedroom Avg Rent \$ 1,218
- Plano 1 Bedroom Avg Tenant Share \$ 254
- Plano 1 Bedroom Avg Housing Authority Share \$ 964

Plano 2 Bedroom Avg Rent \$ 1,347

Plano 2 Bedroom Avg Tenant Share \$ 364

Plano 2 Bedroom Avg Housing Authority Share \$ 983

Plano 3 Bedroom Avg Rent \$ 1,833

Plano 3 Bedroom Avg Tenant Share \$ 599

Plano 3 Bedroom Avg Housing Authority Share \$ 1,198

Plano 4 Bedroom Avg Rent \$ 2,535

Plano 4 Bedroom Avg Tenant Share \$ 776

Plano 4 Bedroom Avg Housing Authority Share \$ 1,758

