

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
- 15 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 2025 with 27,500 applicants applying in three days. Prior opening was May 2021 with 6,000+ applicants.
- 40 VASH (Veterans Assisted Supportive Housing) admitted through direct referrals from the Dallas VA – no local waiting list.
- 15 Mainstream Vouchers are referred from Non-Profit entities – no local waiting list. These are for Non Elderly persons with defined 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
- There is no defined dates for waiting list opening

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 2025 INCOME LIMITS DOCUMENTATION SYSTEM



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

FY 2025 Income Limits Summary

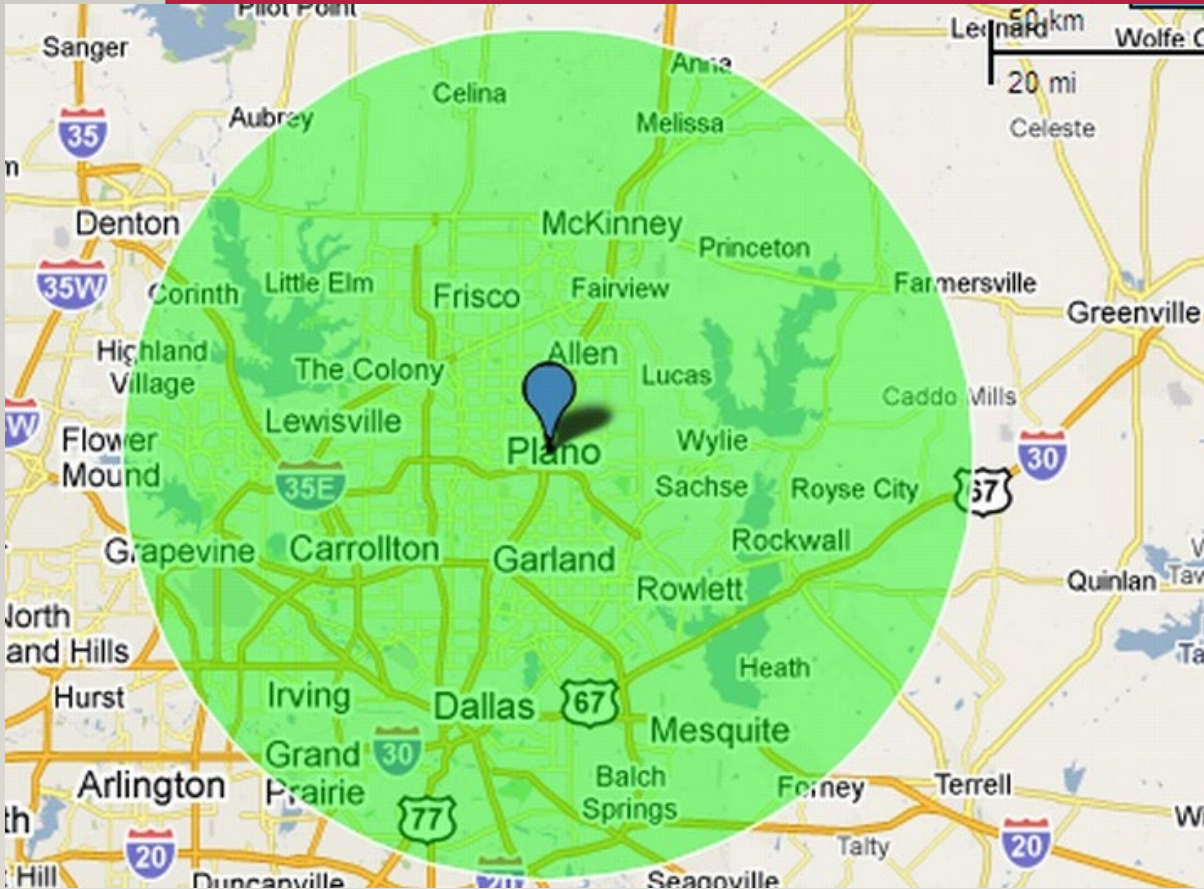
FY 2025 Income Limit Area	Median Family Income Click for More Detail	FY 2025 Income Limit Category Click for More Detail	Persons in Family							
			1	2	3	4	5	6	7	8
Dallas, TX HUD Metro FMR Area	\$117,300	Very Low (50%) Income Limits (\$) Click for More Detail	41,100	46,950	52,800	58,650	63,350	68,050	72,750	77,450
		Extremely Low Income Limits (\$)* Click for More Detail	24,650	28,200	31,700	35,200	38,050	43,150	48,650	54,150
		Low (80%) Income Limits (\$) Click for More Detail	65,700	75,100	84,500	93,850	101,400	108,900	116,400	123,900



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	2,470
75002	2,440
75006	1,950
75007	1,940
75009	2,340
75010	2,150
75013	2,200
75019	2,240
75022	2,790
75023	2,130
75024	2,530
75025	2,410
75028	2,740
75032	2,270
75033	2,500
75034	2,430
75035	2,800
75038	2,000
75039	2,660
75040	1,860
75041	1,640
75042	1,590
75043	1,810
75044	2,080
75048	2,310
75050	1,770
75051	1,480
75052	2,030
75056	2,130
75057	1,970
75080	1,710
75081	1,670
75082	1,750
75083	2,270
75085	1,980
75087	2,010
75088	2,630
75089	1,880
75070	2,180
75071	2,580

Zip Code	Amount
75074	2,090
75075	2,040
75077	2,210
75078	2,670
75080	2,010
75081	2,110
75082	2,480
75087	2,040
75088	2,490
75089	2,390
75093	2,440
75094	2,830
75098	2,460
75101	1,470
75104	2,280
75115	1,890
75116	1,800
75119	1,520
75125	1,540
75132	2,270
75134	1,880
75137	2,170
75141	1,890
75146	1,940
75149	1,730
75150	1,810
75152	1,970
75154	1,890
75159	1,730
75164	1,950
75166	2,470
75167	2,440
75172	1,440
75173	1,710
75180	1,600
75181	2,640
75182	2,070
75189	2,380
75201	2,830
75202	2,520

Zip Code	Amount
75203	1,440
75204	2,720
75205	2,770
75206	2,330
75207	2,430
75208	1,850
75209	2,230
75210	1,230
75211	1,460
75212	1,480
75214	2,190
75215	1,460
75216	1,300
75217	1,350
75218	2,080
75219	2,350
75220	1,640
75223	1,690
75224	1,460
75225	2,830
75226	2,040
75227	1,530
75228	1,530
75229	1,840
75230	1,810
75231	1,680
75232	1,630
75233	1,610
75234	2,110
75235	1,940
75236	1,560
75237	1,480
75238	1,610
75240	1,730
75241	1,590
75242	1,800
75243	1,760
75244	2,290
75246	1,370
75247	1,520

Zip Code	Amount
75248	2,210
75249	2,430
75251	2,190
75252	1,800
75253	1,740
75254	2,110
75287	2,080
75407	2,130
75409	2,510
75424	1,690
75442	1,790
75452	1,180
75454	2,830
75491	1,110
75495	1,570
76041	1,710
76050	1,500
76052	2,370
76055	1,450
76064	1,920
76065	2,000
76084	1,630
76201	1,630
76205	1,690
76207	1,930
76208	1,960
76209	1,730
76210	2,220
76226	2,830
76227	2,490
76234	1,220
76247	2,500
76249	1,920
76258	1,560
76259	1,670
76262	2,010
76266	1,840
76272	1,340
76651	1,420
76670	1,090

Zip Code	Amount
75001	3,100
75002	3,060
75006	2,440
75007	2,430
75009	2,930
75010	2,690
75013	2,760
75019	2,810
75022	3,500
75023	2,670
75024	3,170
75025	3,020
75028	3,430
75032	2,840
75033	3,130
75034	3,050
75035	3,510
75038	2,510
75039	3,330
75040	2,330
75041	2,060
75042	1,990
75043	2,270
75044	2,610
75048	2,890
75050	2,250
75051	1,860
75052	2,600
75056	2,670
75057	2,470
75060	2,140
75061	2,090
75062	2,190
75063	2,840
75065	2,480
75067	2,520
75068	3,300
75069	2,360
75070	2,730
75071	3,230

3 Bedroom Size

Zip Code	Amount
75074	2,620
75075	2,560
75077	2,770
75078	3,350
75080	2,520
75081	2,640
75082	3,110
75087	2,560
75088	3,120
75089	2,990
75093	3,060
75094	3,550
75098	3,080
75101	1,840
75104	2,860
75115	2,370
75116	2,260
75119	1,900
75125	1,930
75132	2,840
75134	2,360
75137	2,720
75141	2,370
75146	2,430
75149	2,170
75150	2,270
75152	2,470
75154	2,370
75159	2,170
75164	2,440
75166	3,100
75167	3,060
75172	1,800
75173	2,140
75180	2,000
75181	3,310
75182	2,590
75189	2,980
75201	3,550
75202	3,160

Zip Code	Amount
75203	1,800
75204	3,410
75205	3,470
75206	2,920
75207	3,050
75208	2,320
75209	2,790
75210	1,540
75211	1,830
75212	1,850
75214	2,740
75215	1,830
75216	1,630
75217	1,690
75218	2,610
75219	2,940
75220	2,060
75223	2,120
75224	1,830
75225	3,550
75226	2,560
75227	1,920
75228	1,920
75229	2,310
75230	2,270
75231	2,110
75232	2,040
75233	2,020
75234	2,640
75235	2,430
75236	1,950
75237	1,850
75238	2,020
75240	2,170
75241	1,990
75242	2,260
75243	2,210
75244	2,870
75246	1,720
75247	1,900

Zip Code	Amount
75248	2,770
75249	3,050
75251	2,740
75252	2,260
75253	2,180
75254	2,640
75287	2,610
75407	2,670
75409	3,150
75424	2,130
75442	2,240
75452	1,490
75454	3,550
75491	1,550
75495	2,170
76041	2,150
76050	1,980
76052	3,110
76055	1,830
76064	2,410
76065	2,510
76084	2,140
76201	2,040
76205	2,120
76207	2,420
76208	2,460
76209	2,170
76210	2,780
76226	3,550
76227	3,120
76234	1,710
76247	3,140
76249	2,410
76258	1,960
76259	2,090
76262	2,560
76266	2,310
76272	1,690
76651	1,780
76670	1,390

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 from the Federal Government (no city or state funds) 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. In accordance with State law private 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 June 2025

- Total number of families assisted 490
- Elderly Families 245
- Disabled Families 222

- Plano Families 205
- Plano Elderly Families 127
- Plano Disabled Families 104

*Plano numbers are included in the Total numbers above

By The Numbers – Assisted Families as of June 2025

- 1 Bed Avg Rent \$ 1,304
- 1 Bed Avg Tenant Share \$ 255
- 1 Bed Avg Housing Authority Share \$ 1,049

2 Bed Avg Rent \$ 1,454

2 Bed Avg Tenant Share \$ 342

2 Bed Avg Housing Authority Share \$ 1,112

3 Bed Avg Rent \$ 2,068

3 Bed Avg Tenant Share \$ 598

3 Bed Avg Housing Authority Share \$ 1,471

4 Bed Avg Rent \$ 2,605

4 Bed Avg Tenant Share \$ 719

4 Bed Avg Housing Authority Share \$ 1,886