

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 2026 Income Limits Documentation System

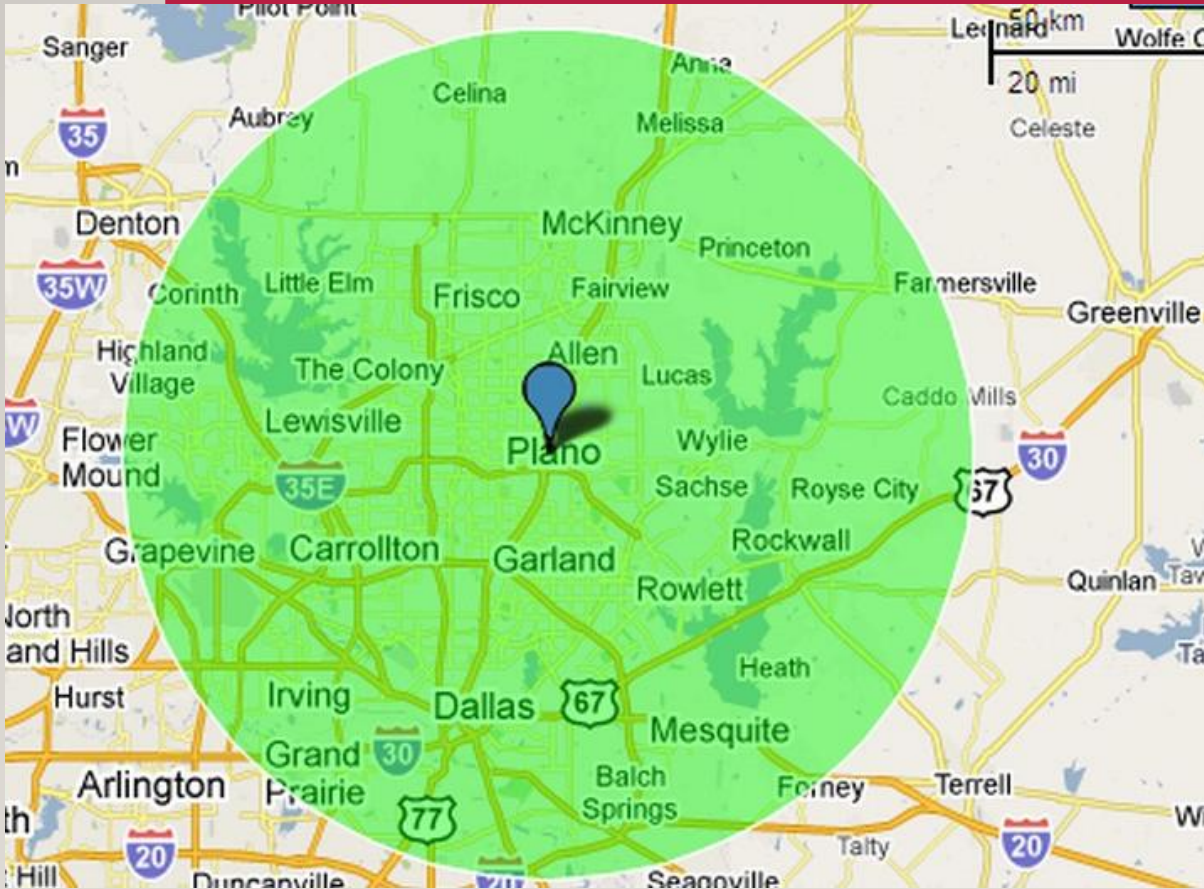
FY 2026 Income Limits Summary

FY 2026 Income Limit Area	Median Family Income	FY 2026 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Dallas, TX HUD Metro FMR Area	\$121,100	Very Low (50%) Income Limits (\$)	\$42,400	\$48,450	\$54,500	\$60,550	\$65,400	\$70,250	\$75,100	\$79,950
		Extremely Low Income Limits (\$)*	\$25,450	\$29,100	\$32,750	\$36,350	\$39,300	\$44,360	\$50,040	\$55,720
		Low (80%) Income Limits (\$)	\$67,850	\$77,550	\$87,250	\$96,900	\$104,700	\$112,450	\$120,200	\$127,950

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; 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	2,500
75002	2,490
75006	2,010
75007	1,990
75009	2,370
75010	2,220
75013	2,250
75019	2,240
75022	2,680
75023	2,200
75024	2,580
75025	2,480
75028	2,800
75032	2,370
75033	2,550
75034	2,540
75035	2,780
75038	2,090
75039	2,720
75040	1,930
75041	1,680
75042	1,650
75043	1,880
75044	2,130
75048	2,330
75050	1,840
75051	1,530
75052	2,100
75056	2,220
75057	2,000
75060	1,750
75061	1,720
75062	1,820
75063	2,310
75065	2,040
75067	2,070
75068	2,680
75069	1,990
75070	2,230
75071	2,640

Zip Code	Amount
75074	2,130
75075	2,070
75077	2,280
75078	2,790
75080	2,160
75081	2,200
75082	2,460
75087	2,100
75088	2,470
75089	2,440
75093	2,480
75094	2,900
75098	2,490
75101	1,500
75104	2,330
75115	1,900
75116	1,830
75119	1,550
75125	1,480
75132	2,320
75134	2,060
75137	2,230
75141	1,910
75146	1,930
75149	1,770
75150	1,830
75152	2,010
75154	1,860
75159	1,700
75164	2,000
75166	2,360
75167	2,500
75172	1,550
75173	1,720
75180	1,610
75181	2,480
75182	1,870
75189	2,470
75201	2,900
75202	2,580

Zip Code	Amount
75203	1,460
75204	2,770
75205	2,880
75206	2,420
75207	2,370
75208	1,970
75209	2,260
75210	1,220
75211	1,530
75212	1,530
75214	2,170
75215	1,540
75216	1,370
75217	1,410
75218	2,090
75219	2,390
75220	1,680
75223	1,740
75224	1,490
75225	2,900
75226	2,110
75227	1,590
75228	1,590
75229	1,920
75230	1,850
75231	1,740
75232	1,640
75233	1,620
75234	2,150
75235	2,030
75236	1,610
75237	1,490
75238	1,660
75240	1,790
75241	1,580
75242	1,840
75243	1,820
75244	2,350
75246	1,380
75247	1,570

Zip Code	Amount
75248	2,270
75249	2,450
75251	2,200
75252	1,720
75253	1,730
75254	2,160
75287	2,150
75407	2,280
75409	2,490
75424	1,720
75442	1,820
75452	1,080
75454	2,890
75491	1,090
75495	1,570
76041	1,840
76050	1,480
76052	2,460
76055	1,310
76064	1,900
76065	2,160
76084	1,970
76201	1,640
76205	1,710
76207	2,020
76208	1,980
76209	1,740
76210	2,210
76226	2,900
76227	2,470
76234	1,240
76247	2,620
76249	2,000
76258	1,530
76259	1,670
76262	2,110
76266	1,830
76272	1,210
76651	1,460
76670	1,150

Zip Code	Amount
75001	3,150
75002	3,140
75006	2,530
75007	2,510
75009	2,980
75010	2,800
75013	2,830
75019	2,820
75022	3,390
75023	2,770
75024	3,250
75025	3,120
75028	3,520
75032	2,980
75033	3,210
75034	3,200
75035	3,500
75038	2,630
75039	3,420
75040	2,430
75041	2,120
75042	2,080
75043	2,370
75044	2,680
75048	2,930
75050	2,340
75051	1,930
75052	2,700
75056	2,800
75057	2,520
75060	2,200
75061	2,170
75062	2,290
75063	2,910
75065	2,570
75067	2,610
75068	3,370
75069	2,510
75070	2,810
75071	3,320

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75074	2,680
75075	2,610
75077	2,870
75078	3,510
75080	2,720
75081	2,770
75082	3,100
75087	2,640
75088	3,110
75089	3,070
75093	3,120
75094	3,650
75098	3,140
75101	1,890
75104	2,930
75115	2,390
75116	2,300
75119	1,950
75125	1,860
75132	2,920
75134	2,590
75137	2,810
75141	2,400
75146	2,430
75149	2,230
75150	2,300
75152	2,530
75154	2,340
75159	2,140
75164	2,510
75166	2,970
75167	3,150
75172	1,950
75173	2,170
75180	2,030
75181	3,120
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75220	2,120
75223	2,190
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76266	2,300
76272	1,530
76651	1,840
76670	1,480

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 current time limit for participation - only income limits.
- **Pending legislation** to establish a 5 year time limit for assistance and a work requirement of 15 hours per week at minimum wage rate for every 18+ adult who is not elderly, disabled, or full time student. *Other exclusions pending* Estimated implementation date of October 2026.
- 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 42% of the maximum number of families due to the rising rents.

Demographics As Of July 2026

- Total number of families assisted 417
- Elderly Families 225
- Disabled Families 193

- Plano Families 175
- Plano Elderly Families 114
- Plano Disabled Families 89

*Plano numbers are included in the Total numbers above

By The Numbers – Assisted Families as of July 2026

- 1 Bed Avg Rent \$ 1,369
- 1 Bed Avg Tenant Share \$ 254
- 1 Bed Avg Housing Authority Share \$ 1,115

2 Bed Avg Rent \$ 1,540

2 Bed Avg Tenant Share \$ 338

2 Bed Avg Housing Authority Share \$ 1,202

3 Bed Avg Rent \$ 2,094

3 Bed Avg Tenant Share \$ 534

3 Bed Avg Housing Authority Share \$ 1,560

4 Bed Avg Rent \$ 2,638

4 Bed Avg Tenant Share \$ 734

4 Bed Avg Housing Authority Share \$ 1,904