

HUD's Proposed
Affirmatively Furthering Fair
Housing Rule....

It's Impact on the DFW Region

McKinney, Texas

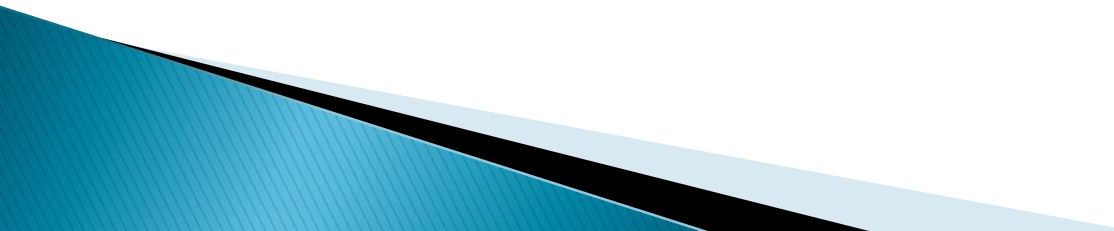
- ▶ **McKinney** is a city in and the [county seat](#) of [Collin County, Texas](#),^[5] and the second in population to [Plano](#). As of the [2010 census](#), the city's population was 131,117, making it the [19th-most populous](#) city in Texas.^[6] It is part of the [Dallas-Fort Worth metroplex](#), and is located about 37 miles (60 km) north of [Dallas](#).
- ▶ The Census Bureau listed McKinney as the nation's fastest-growing city from 2000 to 2003 and again in 2006, among cities with more than 50,000 people. In 2007, it was ranked second fastest-growing among cities with more than 100,000 people and in 2008 as third fastest.^[7] The most recent population estimate, produced by the city as of January 1, 2016, is 161,905.^[2]



Affordable Housing Units–

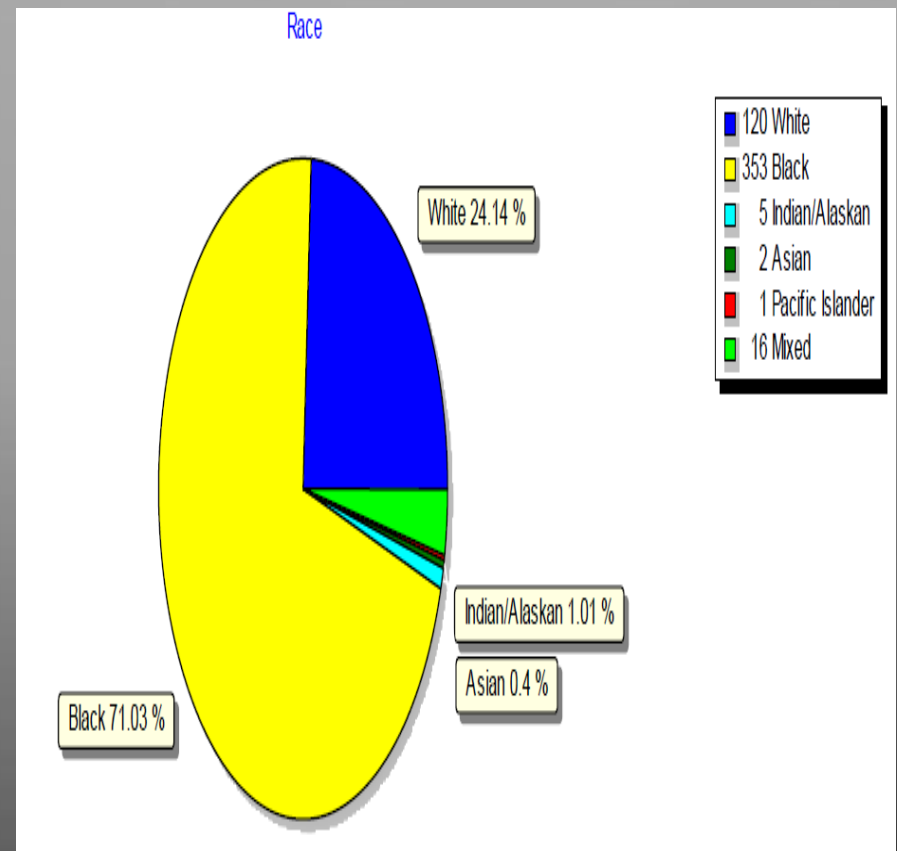
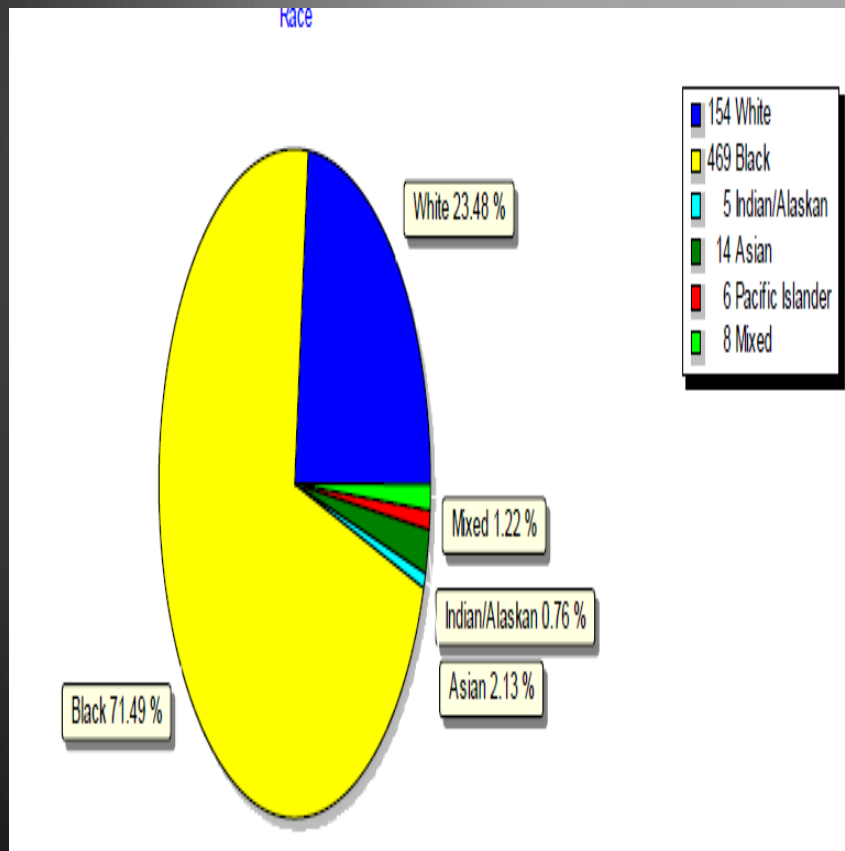
- ▶ Currently the low income housing supply in McKinney is as follows:
 - General population
1,195
 - Senior population
751
- ▶ The current demand for low income housing in McKinney is as follows:
 - General population
5,915
 - Senior population
5,946
- ▶ The total Housing Tax Credit rent-restricted units represents only 3.55% of the total households in the City of McKinney, which is low in comparison with other municipalities and the percentage of the households which would income qualify (over 5,900 households).
- ▶ The McKinney Housing Authority is currently running a wait list for both the public housing units and the Section 8 vouchers it administers.
- ▶ *Data Courtesy of Carleton Development*

McKinney Housing Authority

- ▶ A small public housing agency administering both the public housing and housing choice voucher program. The authorities housing stock consist of the following.
 - ▶ 137 Public Housing Units
 - ▶ 64 Rental Demonstration Units (under construction – 116 LIHTC units)
 - ▶ 355 Housing Choice Vouchers (use based on budget authority)
- 

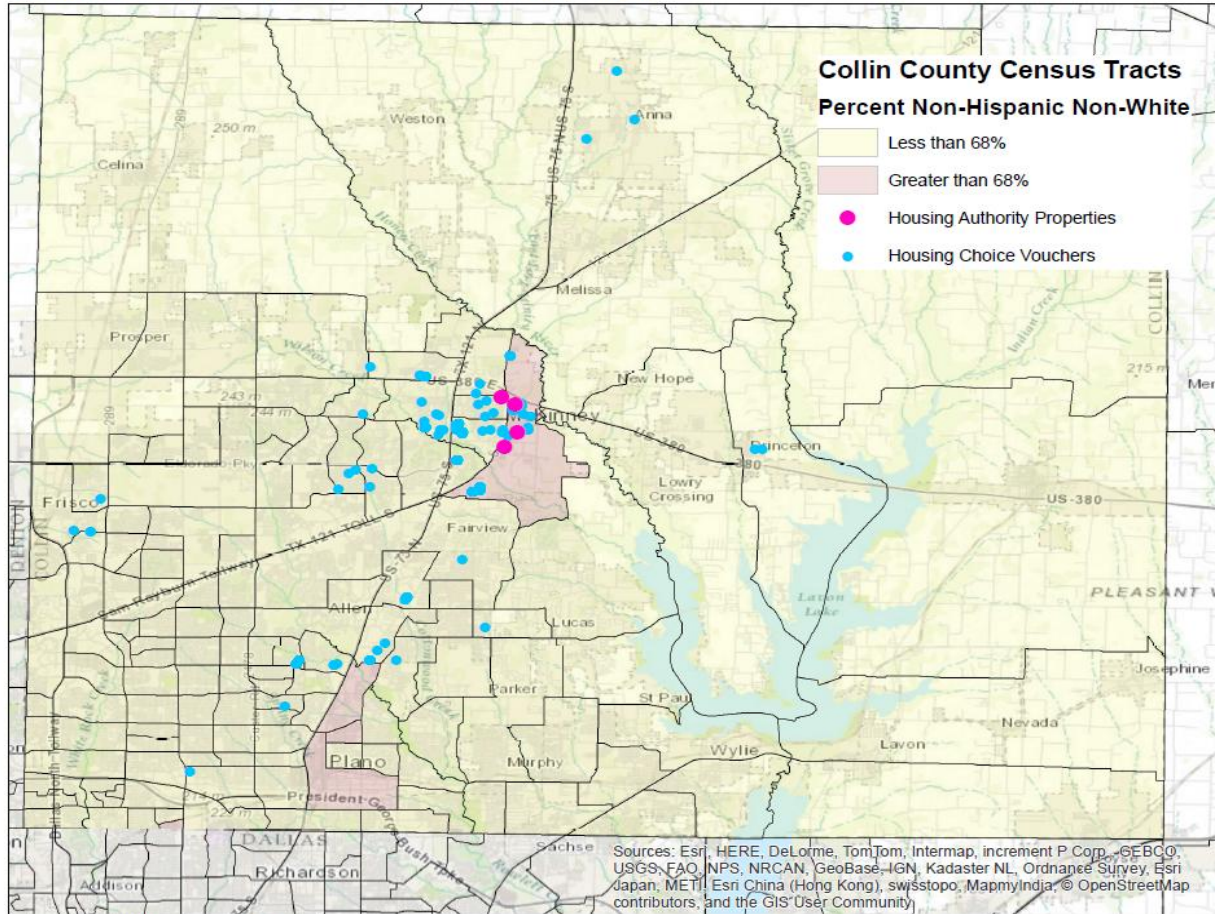
MHA Waitlist

Public Housing/Housing Choice



Site & Neighborhood Analysis 2015

APPENDIX 1B - Map of Public Housing Properties & HCVs in McKinney, Texas



HUD Census Data 2015

APPENDIX 2 - Census Data for Public Housing, Project Based Vouchers, and Housing Choice Voucher Units

HISPANIC OR LATINO AND RACE	Dallas, Fort Worth, Arlington Metro Area		Census Tract 302.03		Census Tract 304.03		Census Tract 304.06		Census Tract 304.08		Census Tract 305.13		Census Tract 305.14		Census Tract 305.15		Census Tract 305.27		Census Tract 306.03		Census Tract 306.05			
			Collin County		Collin County		Collin County		Collin County		Collin County		Collin County		Collin County		Collin County		Collin County		Collin County		Collin County	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Total population	6,371,773	100%	13,856	100%	5,389	100%	2,966	100%	5,961	100%	3,670	100%	6,651	100%	6,343	100%	3,747	100%	6,996	100%	6,293	100%		
Hispanic or Latino	1,752,166	27%	2,508	18%	961	18%	968	33%	2,027	34%	443	12%	904	14%	758	12%	309	14%	1,636	23%	1,414	22%		
White alone	959,603	16%	1,268	9%	473	9%	656	22%	866	15%	248	7%	589	9%	512	8%	367	10%	830	12%	869	14%		
Black or African American	20,176	0%	32	0%	10	0%	4	0%	20	0%	9	0%	9	0%	10	0%	6	0%	11	0%	25	0%		
American Indian and Alaska	18,632	0%	24	0%	17	0%	19	1%	23	0%	1	0%	10	0%	-	0%	3	0%	7	0%	12	0%		
Asian alone	3,688	0%	3	0%	1	0%	-	0%	3	0%	7	0%	-	0%	-	0%	7	0%	2	0%	7	0%		
Native Hawaiian and Other	765	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	6	0%	-	0%	-	0%	-	0%		
Some Other Race alone	668,721	10%	1,041	8%	394	7%	260	9%	1,030	17%	130	4%	231	3%	170	3%	105	3%	699	10%	401	6%		
Two or More Races	80,581	1%	140	1%	66	1%	29	1%	85	1%	48	1%	63	1%	60	1%	19	1%	87	1%	100	2%		
Not Hispanic or Latino	4,619,607	73%	11,348	82%	4,428	82%	1,998	67%	3,934	66%	3,227	88%	5,747	86%	5,585	88%	3,238	86%	5,360	77%	4,879	78%		
White alone	3,201,677	60%	9,979	72%	3,793	70%	1,545	52%	3,039	51%	2,283	62%	4,548	68%	4,272	67%	2,437	65%	4,170	60%	3,413	54%		
Black or African American	941,695	16%	850	6%	303	6%	229	8%	555	9%	441	12%	680	10%	786	12%	481	13%	807	12%	994	16%		
American Indian and Alaska	24,758	0%	121	1%	18	0%	29	1%	20	0%	15	0%	34	1%	36	1%	19	1%	42	1%	36	1%		
Asian alone	337,815	6%	103	1%	183	3%	150	5%	177	3%	395	11%	330	5%	355	6%	189	5%	196	3%	230	4%		
Native Hawaiian and Other	5,431	0%	11	0%	8	0%	-	0%	1	0%	1	0%	4	0%	9	0%	4	0%	1	0%	-	0%		
Some Other Race alone	9,049	0%	8	0%	22	0%	6	0%	14	0%	5	0%	9	0%	3	0%	10	0%	7	0%	14	0%		
Two or More Races	99,182	2%	276	2%	101	2%	39	1%	128	2%	87	2%	142	2%	124	2%	98	3%	137	2%	192	3%		
Total Minority	3,170,096	60%	3,877	28%	1,596	30%	1,421	48%	2,922	49%	1,387	38%	2,103	32%	2,071	33%	1,310	35%	2,826	40%	2,880	46%		
Number of PH, PBV, HCV Units			506		3		3		2		2		13		2		3		1		25		13	

HISPANIC OR LATINO AND RACE	Dallas, Fort Worth, Arlington Metro Area		Census Tract 307.01		Census Tract 307.02		Census Tract 308.01		Census Tract 308.02		Census Tract 309		Census Tract 310.04		Census Tract 314.06		Census Tract 314.08		Census Tract 314.09		Census Tract 315.06			
			Collin County		Collin County		Collin County		Collin County		Collin County		Collin County		Collin County		Collin County		Collin County		Collin County		Collin County	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Total population	6,371,773	100%	3,371	100%	4,867	100%	3,923	100%	5,635	100%	8,862	100%	5,340	100%	16,124	100%	3,157	100%	9,572	100%	8,587	100%		
Hispanic or Latino	1,752,166	27%	1,215	36%	1,973	41%	1,030	26%	2,513	45%	4,912	56%	1,161	22%	1,670	10%	297	9%	963	10%	2,216	26%		
White alone	959,603	16%	606	18%	742	15%	465	12%	1,090	19%	2,298	26%	381	11%	1,155	7%	186	6%	634	7%	1,079	13%		
Black or African American	20,176	0%	17	1%	14	0%	10	0%	25	0%	72	1%	4	0%	29	0%	2	0%	21	0%	30	0%		
American Indian and Alaska	18,632	0%	37	1%	37	1%	3	0%	62	1%	99	1%	12	0%	21	0%	-	0%	16	0%	25	0%		
Asian alone	3,688	0%	-	0%	7	0%	4	0%	1	0%	5	0%	8	0%	24	0%	-	0%	13	0%	1	0%		
Native Hawaiian and Other	765	0%	-	0%	2	0%	2	0%	-	0%	-	0%	-	0%	1	0%	-	0%	-	0%	2	0%		
Some Other Race alone	668,721	10%	514	15%	1,089	22%	474	12%	1,176	21%	2,220	25%	492	9%	338	2%	79	3%	234	2%	956	11%		
Two or More Races	80,581	1%	41	1%	82	2%	70	2%	159	3%	218	2%	64	1%	102	1%	30	1%	45	0%	123	1%		
Not Hispanic or Latino	4,619,607	73%	2,156	64%	2,894	59%	2,893	74%	3,122	55%	3,950	45%	4,179	78%	14,454	90%	2,860	91%	8,609	90%	6,371	74%		
White alone	3,201,677	60%	1,566	46%	2,484	51%	2,133	54%	2,242	40%	2,370	27%	3,900	73%	10,609	66%	2,107	67%	3,883	61%	4,702	55%		
Black or African American	941,695	16%	514	15%	281	6%	519	13%	696	12%	1,351	15%	115	2%	1,306	8%	322	10%	944	10%	1,139	13%		
American Indian and Alaska	24,758	0%	6	0%	21	0%	23	1%	20	0%	28	0%	34	1%	61	0%	12	0%	37	0%	32	0%		
Asian alone	337,815	6%	23	1%	28	1%	124	3%	62	1%	64	1%	39	1%	2,113	13%	349	11%	1,505	16%	274	3%		
Native Hawaiian and Other	5,431	0%	2	0%	3	0%	2	0%	1	0%	14	0%	4	0%	12	0%	2	0%	3	0%	-	0%		
Some Other Race alone	9,049	0%	-	0%	4	0%	12	0%	7	0%	17	0%	4	0%	24	0%	7	0%	18	0%	14	0%		
Two or More Races	99,182	2%	45	1%	71	1%	80	2%	94	2%	106	1%	83	2%	329	2%	61	2%	219	2%	210	2%		
Total Minority	3,170,096	60%	1,805	54%	2,383	49%	1,790	46%	3,393	60%	6,492	73%	1,440	27%	5,515	34%	1,050	33%	3,689	39%	3,885	45%		
Number of PH, PBV, HCV Units			506		2		90		19		78		171		3		3		1		1		10	

Affordable Housing Available Units 75069 – May 2016

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County
 Zip

Check one or more of the following to narrow your search of apartments. If you don't want to narrow your search, then leave all unchecked.

Seniors Only
 Transitional Only
 Individual/Family

These properties are privately owned, but they are required to set aside some units for lower income persons and families. However, this is not a guarantee that units will be available at a given time. When you contact them, describe your financial situation and ask if they have any units available to your income group. They will let you know if they can assist you. Accessible Units may include structural and/or physical provisions for those with mobility, vision, and/or hearing impairments.

Property	Non-Accessible Units							Accessible Units							Phone
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 or more Bedroom	Vacancies	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 or more Bedroom	Vacancies	
	Country Lane Seniors Community 2401 Country View Ln MCKINNEY, TX 75069 Map It!	0	90	140	0	0	0	3	0	0	0	0	0	0	
Creek Point Apartments 3300 N Mcdonald St MCKINNEY, TX 75069 Map It!	0	30	84	76	0	0	6	0	2	4	4	0	0	0	(972) 547-0200
Grand Reserve Seniors Community 150 Enterprise Dr MCKINNEY, TX 75069 Map It!	18	108	40	0	0	0	2	0	0	14	0	0	0	0	(972) 569-9199
Grand Texan Seniors Community, The 2491 Country View Ln MCKINNEY, TX 75069 Map It!	0	58	42	0	0	0	1	0	0	0	0	0	0	0	(469) 742-0777
Lakes Of El Dorado 1400 Eldorado Pkwy MCKINNEY, TX 75069 Map It!	0	95	76	38	0	0	4	0	5	4	2	0	0	0	(972) 547-3000
Redbud Trail Apartments 1300 Redbud Blvd MCKINNEY, TX 75069 Map It!	0	85	49	15	0	0	3	0	1	0	0	0	0	0	(972) 562-7701
Tremore at McKinney 901 Wilson Creek Pkwy MCKINNEY, TX 75069 Map It!	0	48	96	48	0	0	7	0	0	0	0	0	0	0	(972) 369-0000
Tuscany at Wilson Creek 451 Wilson Creek Blvd MCKINNEY, TX 75069 Map It!	0	62	121	28	0	0	9	0	1	3	0	0	0	0	(972) 562-9919
Woodside Village Apts. 703 Bumpas St McKinney, TX 75069 Map It!	0	10	52	19	11	0	4	0	2	4	1	1	0	0	(214) 585-4712

Site Policies



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Affordable Housing Available Units 75070 – May 2016

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Vacancy Clearinghouse Search

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Vacancy Clearinghouse - City, County or ZIP Code Search

• 2 result(s) returned

Search Results

• 2 results displaying below.

Please specify the Texas city, county or ZIP code to search. Important: Enter only one field to search.

For a list of affordable apartments in your area, enter your city or county or zipcode. Information regarding rents, amenities and units for persons with disabilities is included if available. Please note the properties listed are only properties funded by TDHCA. For other affordable housing rental options, contact your local Public Housing Authority or Housing Department, or visit our [Help for Texans](#) page. For more information on your rights under fair housing laws and other fair housing resources, please visit [Fair Housing in Texas](#).

Vacancy Search

City	<input type="text" value="mckinney"/>
County	<input type="text"/>
Zip	<input type="text" value="75070"/>

Check one or more of the following to narrow your search of apartments. If you don't want to narrow your search, then leave all unchecked.

Seniors Only
 Transitional Only
 Individual/Family

These properties are privately owned, but they are required to set aside some units for lower income persons and families. However, this is not a guarantee that units will be available at a given time. When you contact them, describe your financial situation and ask if they have any units available to your income group. They will let you know if they can assist you. Accessible Units may include structural and/or physical provisions for those with mobility, vision, and/or hearing impairments.

VACANCY SEARCH RESULTS

Property	Non-Accessible Units							Accessible Units							Phone
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 or more Bedroom	Vacancies	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 or more Bedroom	Vacancies	
Skyway Villas 2000 Skyline Dr MCKINNEY, TX 75070 Map It!	0	0	142	88	0	0	0	0	0	2	0	0	0	0	(972) 542-4388
The Millennium - McKinney 6551 McKinney Ranch Pkwy McKinney, TX 75070 Map It!	0	43	85	22	0	0	2	0	5	7	2	0	0	0	(972) 529-6600

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5/11/2016

Affordable Housing Available Units 75071 – May 2016

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Housing and Community Affairs Texas Department of Housing and Community Affairs

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Vacancy Clearinghouse - City, County or ZIP Code Search

• No results returned

Search Results

• No Properties found matching search criteria

Please specify the Texas city, county or ZIP code to search. Important: Enter only one field to search.

For a list of affordable apartments in your area, enter your city or county or zipcode. Information regarding rents, amenities and units for persons with disabilities is included if available. Please note the properties listed are only properties funded by TDHCA. For other affordable housing rental options, contact your local Public Housing Authority or Housing Department, or visit our [Help for Texans](#) page. For more information on your rights under fair housing laws and other fair housing resources, please visit [Fair Housing in Texas](#).

Vacancy Search	
City	<input type="text" value="mckinney"/>
County	<input type="text" value="Collin"/>
Zip	<input type="text" value="75071"/>
Check one or more of the following to narrow your search of apartments. If you don't want to narrow your search, then leave all unchecked.	
	<input type="checkbox"/> Seniors Only
	<input type="checkbox"/> Transitional Only
	<input type="checkbox"/> Individual/Family

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Current Impediments to Housing Choice

- ▶ Limited Housing Stock
- ▶ Income – median income for Collin County is \$71,000
- ▶ Transportation – limited or no public transportation
- ▶ Screening Criteria
- ▶ Criminal Background
- ▶ NIMBY
- ▶ Property Owners willing to accept the voucher

Challenges / Solutions to addressing the AFH

- ▶ Available funding to the PHA
- ▶ Location of the PHA
- ▶ Political Will
- ▶ NIMBY
- ▶ Legal Liability to the PHA and Local Government
- ▶ Collaborate with other PHA's & Local Government
- ▶ Work with Local Government to develop a Community Revitalization Plan
- ▶ Educate and Market the Plan to Stakeholders
- ▶ Comply with all local, state and federal regulations

Housing Solutions in Progress

- ▶ A settlement with ICP and Dallas Housing Authority produced two new properties of affordable housing units located outside of the high concentration of poverty in McKinney. The completed property has a waiting list of a diverse group of renters looking for affordable contemporary living.
- ▶ Our most recent partnership with HUD, Carleton Development, City of McKinney, MCDC & CDBG for the RAD Initiative allowed us to demolish a rapidly deteriorating 64 unit property for elderly and the disabled. We will replace it with a state of the art property that will house 180 McKinney residents seeking to age in place in their community.



Millennium McKinney/Post Oaks
Dallas HA – 13 Voucher Units



Community Education & Engagement

