

The City of McKinney Residential Property Maintenance Program

What is it?

The City of McKinney Residential Property Maintenance Program was developed to help eligible residents attain code compliance, improve the safety and appearance of their properties, and to sustain homeownership in aging neighborhoods. Financial assistance is provided to eligible homeowners as described below, based on maximum annual gross income.

Who is eligible?

Financial assistance is provided to eligible homeowners for residential owner occupied property located within the City of McKinney city limits. Eligibility is based on maximum annual gross income (total income from whatever source before deductions or allowances).

Household Size:	Maximum Gross Income		
	Tier 1(30-50%)	Tier 2(51-60%)	Tier 3(80%)
1	\$17,500- \$29,100	\$29,101-\$34,950	\$46,550
2	\$20,000-\$33,250	\$33,251-\$39,950	\$53,200
3	\$22,500-\$37,400	\$37,401-\$44,950	\$59,850
4	\$25,750-\$41,550	\$41,551-\$49,900	\$66,500
5	\$30,170-\$44,900	\$44,901-\$53,900	\$71,850
6	\$34,590-\$48,200	\$48,201-\$57,900	\$77,150
7	\$39,010-\$51,550	\$51,551-\$61,900	\$82,500
8	\$43,430-\$54,850	\$54,851-\$65,900	\$87,800
Maximum Award:	Upto\$12,000	Upto\$10,000	Upto\$10,000

The following are all considered income and count toward program guidelines:

INCOME TYPE	DOCUMENTATION
Earnings (Wages, Salaries, & Self-Employment Income)	IRS Form 1099, W-2
Interest, Dividends & Other Net Income	IRS Form 1099
Retirement Pensions & Annuities	IRS Form 1101
Survivor Pensions & Annuities	IRS Form 1102
Disability Pensions & Annuities	IRS Form 1103
Alimony, Child Support Payments	IRS Form 1105
Public Assistance	W-2
Supplemental Security Income (SSI)	SSA-1099 / SSA-1042S
Unemployment, Workers Compensation, Severance Pay	W-2
Veterans Payments	IRS Form 1105

Eligible Projects

Eligible projects include exterior repairs to the dwelling unit that improve the quality of the dwelling unit, and/or bring the dwelling unit up to the City's housing standards.

Examples of eligible repairs include: weatherization and/or window replacement, roofing repair/replacement, accessibility modifications, exterior house painting, gutter installation, fence replacement, siding, fascia and exterior trim repair, and other general repair/improvement projects.

How are applications processed/scored?

Housing and Community Development staff will review application to ensure that all the appropriate forms have been completely filled out, received, and have met the required income levels of the City of McKinney Property Maintenance Program. A staff member will notify you of your score and clarify the nature of your project to make sure it meets the guidelines of the program.

Applications will be scored according to four criteria:

- Is the project related to a code enforcement case? (2 points)
- Is the applicant in the Tier 1 income bracket? (2 points)
- Is the applicant in the Tier 2 income bracket? (1 point)
- Is the applicant eligible for Medicare or Social Security? (age or disability) (2 points)

Applications which score 4 points or more will be processed immediately. Applications with a score of 3 or below will be held until September 1, of the current year and processed if funds are available.

Applications with delinquent taxes on the property will not qualify. Unless there is a payment plan that is in place and has been current the last six months prior to application.

A letter will be sent confirming the acceptance of your application and project. Upon acceptance, further information will be given to you and three (3) bids will need to be obtained from approved contractors. A vendors list may be provided to you for assistance.

After the work has been satisfactorily completed, the contractor and/or homeowner will be paid the agreed amount and any remaining funds not used will be released back to the City of McKinney Property Maintenance Program.

Funding Assistance Levels

Eligible applicants and projects may be approved for assistance capped at the amounts listed below:

- For homeowners with income limits that are 61% - 80% MFI (Median Family Income) as provided in the current income limits established by HUD. The homeowner will be responsible for 10% of the project costs. The City's contribution shall not exceed \$10,000.
- For homeowners 51-60% MFI, the City's contribution shall not exceed \$10,000.
- For homeowners falling 50% MFI and below, the City's contribution shall not exceed \$12,000.
- Applicants approved for funding will help with the work, if able.

The Property Maintenance Program is primarily designed to be implemented by professional contractors who meet the City's vendor requirements. However, on a case by case basis, at the City's sole discretion and with the homeowner's approval, trained volunteer groups may be considered. Examples of trained volunteer groups include but are not limited to organizations such as Habitat for Humanity, Hands and Hammers, and Home Depot/Lowes Foundation, all of which have a proven home repair/construction basis to their volunteer efforts.