



**22-1204**

**TITLE:** Provide Feedback to Staff and Economic and Planning Systems (EPS) for Finalization of the Neighborhood Preservation Plan

**COUNCIL GOAL:** Goal #1: Direction for Strategic and Economic Growth

1B: Provide a strong city economy by implementing a Global Housing Strategy with a focus on affordable housing and facilitating a balance between industrial, commercial, residential, and open space.

**MEETING DATE:** January 17, 2023

**DEPARTMENT:** Housing and Community Development

**CONTACT:** Janay Tieken, Director of Housing and Community Development

**ITEM SUMMARY:**

- Rising property values and redevelopment is placing a strain on the naturally occurring affordable housing located east of Highway 5 in McKinney.
- The City of McKinney contracted with Economic and Planning Systems (EPS) to complete a Neighborhood Preservation Plan for the five neighborhoods comprising east McKinney: La Loma/Lively Hill, Lewisville, Mouzon/Central, Rockwall and Wilcox.
- Over the past year, EPS has conducted stakeholder interviews, completed a data analysis on existing conditions and is identifying strategies and programs to address gentrification and displacement of existing residents.
- EPS presented draft recommendations for the Neighborhood Preservation Plan to City Council on December 6, 2022 and action items identified during that meeting are being brought back to City Council.

**BACKGROUND INFORMATION:**

- The City of McKinney has grown tremendously over the past 20 years, with new development occurring mostly west of US75.

- The City's Comprehensive Plan notes that the area east of Hwy 5, the McKinney "Legacy" Neighborhoods, are the only one of the 17 districts in the City with any significant redevelopment potential.
- This redevelopment has begun with the planned relocation of City Hall and TUPPS Brewery to East McKinney.

**FINANCIAL SUMMARY:**

- The total cost for the Neighborhood Preservation Plan was not to exceed \$90,000 and was approved by City Council on August 3, 2021, via Resolution 21-0674

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A

**SUPPORTING MATERIALS:**

[Report](#)  
[Presentation](#)