

# 2026 Affordable Housing Needs Assessment and Recommendations

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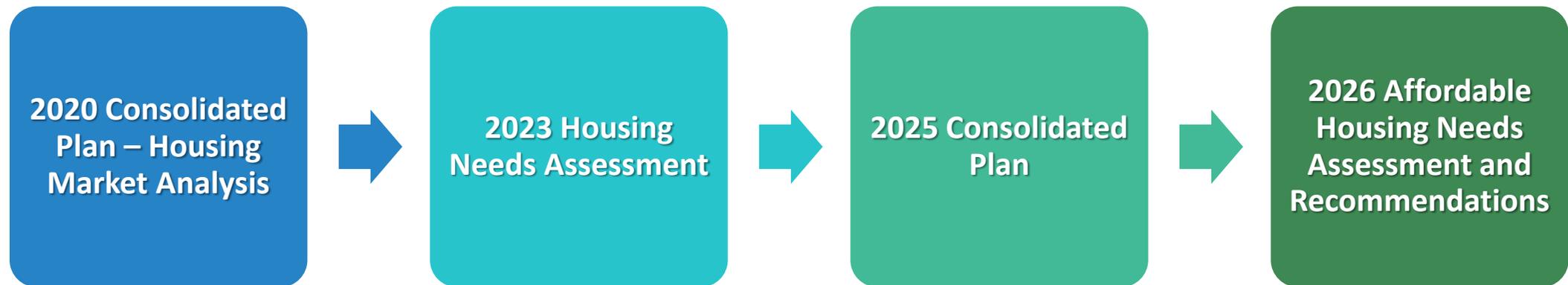
MCKINNEY COMMUNITY DEVELOPMENT CORPORATION BOARD MEETING

MARGARET LI, HOUSING AND COMMUNITY DEVELOPMENT DIRECTOR

MARCH 26, 2026

# Background

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# Affordable Housing



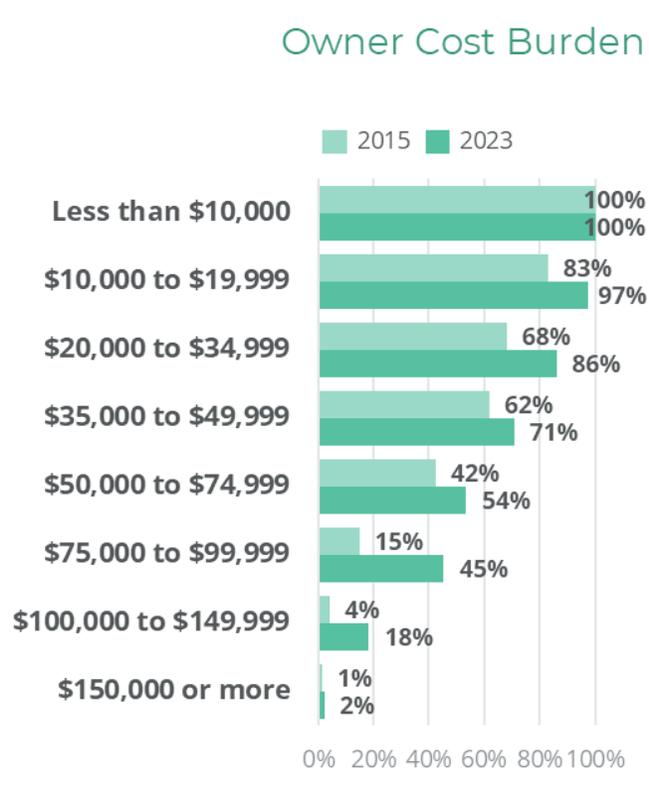
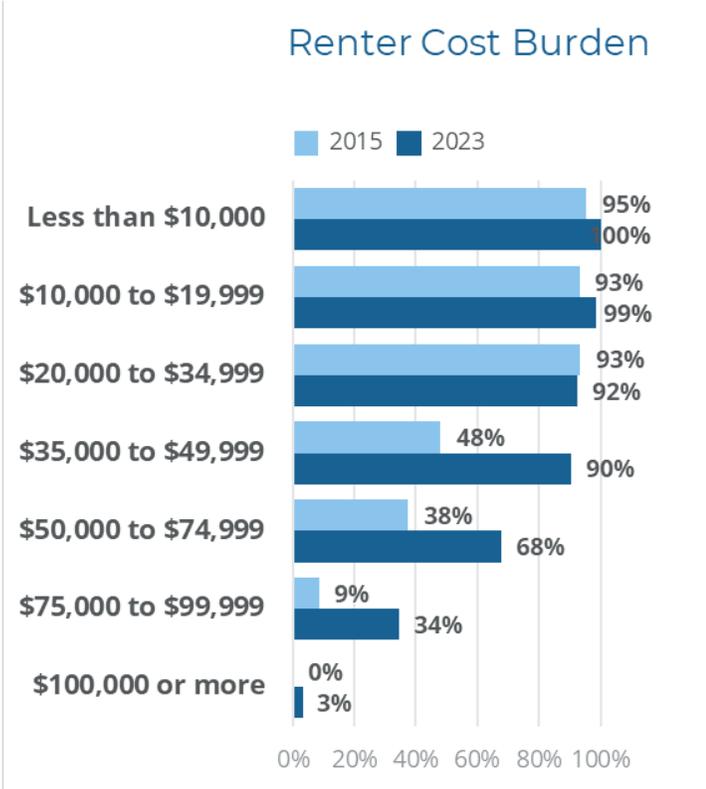
| Median Income (4 person)                  | Income Level | 1 Person |         | 2 Person |         | 3 Person |         | 4 Person |         |
|---|--------------|----------|---------|----------|---------|----------|---------|----------|---------|
|   |              | Income   | Housing | Income   | Housing | Income   | Housing | Income   | Housing |
| \$107,521                                 | 80% AMI      | \$65,700 | \$1,643 | \$75,100 | \$1,878 | \$84,500 | \$2,113 | \$93,850 | \$2,346 |
|   | 50% AMI      | \$41,100 | \$1,028 | \$46,950 | \$1,174 | \$52,800 | \$1,320 | \$58,650 | \$1,466 |
|   | 30% AMI      | \$24,650 | \$616   | \$28,200 | \$705   | \$31,700 | \$793   | \$35,200 | \$880   |
| Fair Market Rent by Bedroom Units (75069) |              |          | \$1,630 |          | \$1,700 |          | \$1,990 |          | \$2,510 |

Source: FY 2025 Income Limits Summary, Dallas, TX HUD Metro FMR Area

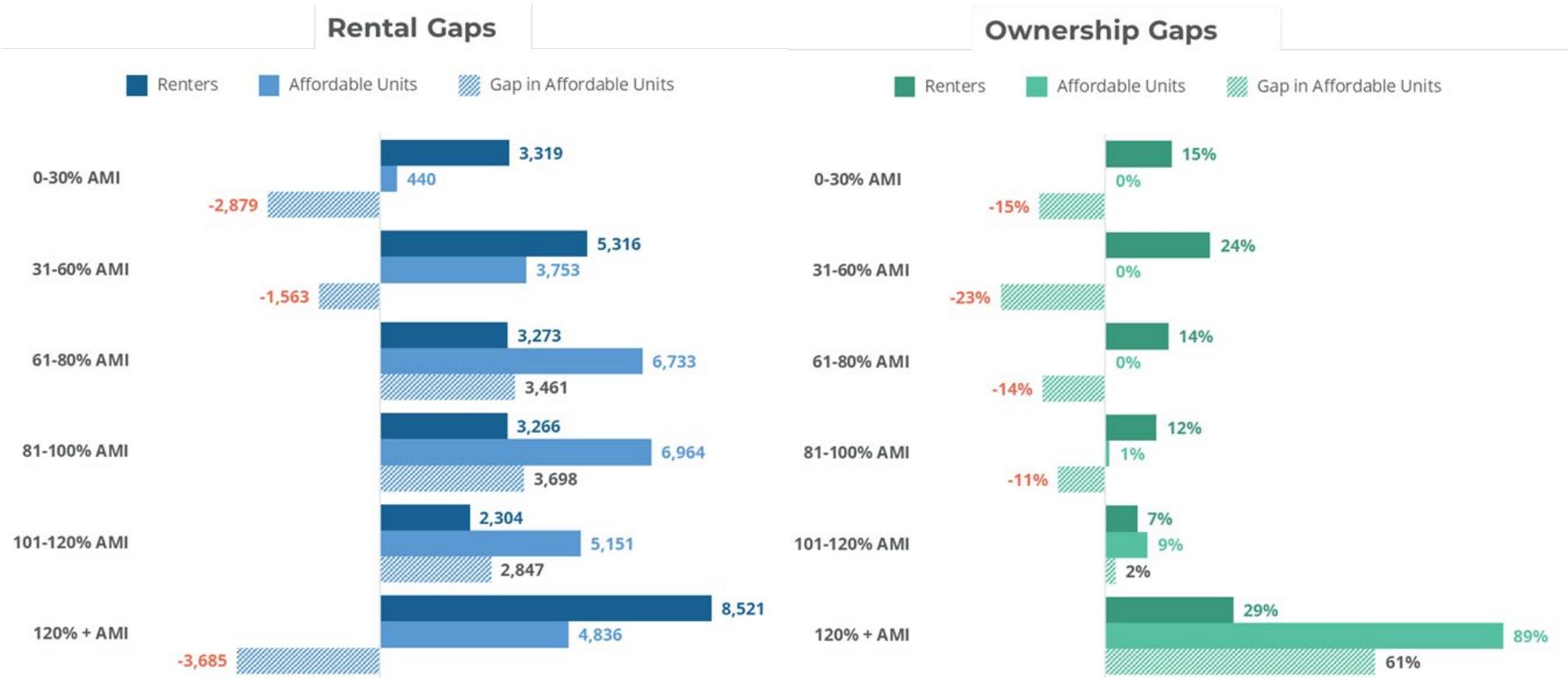


# Cost Burden

- Housing cost burdens have significantly increased in McKinney.
- A total of 12,473 renter households and 9,748 owner households were cost burdened in 2023.



# Rental and Ownership Gaps



# Worker Affordability

- Affordable rental and ownership options for workers earning the average wage by industry in 2024.
- Several industries cannot afford the typical rent in McKinney based on the county's average wages.
- Only one industry can afford the typical home price at the average wage

| Industry   | Average Annual Wage | Max Affordable Rent | Can Afford Typical Rent? (\$1,893) | Max Affordable Home Price | Can Afford Typical Home Price? (\$518,317) | Can Afford Typical Home Price with 1.5 Earners per Household? |
|--|---------------------|---------------------|------------------------------------|---------------------------|--|---|
| <b>Goods Producing</b>   |                     |                     |                                    |                           |  |   |
| Agriculture, Forestry, Fishing and Hunting                               | \$47,333            | \$1,183             | No                                 | \$136,238                 | No   | No  |
| Mining, Quarrying, and Oil and Gas Extraction                            | \$308,087           | \$7,702             | Yes                                | \$886,761                 | Yes  | Yes   |
| Construction   | \$94,055            | \$2,351             | Yes                                | \$270,717                 | No   | No  |
| Manufacturing  | \$129,441           | \$3,236             | Yes                                | \$372,568                 | No   | Yes   |
| <b>Service Producing</b>   |                     |                     |                                    |                           |  |   |
| Utilities  | \$93,587            | \$2,340             | Yes                                | \$269,370                 | No   | No  |
| Wholesale Trade  | \$128,115           | \$3,203             | Yes                                | \$368,751                 | No   | Yes   |
| Retail Trade   | \$46,332            | \$1,158             | No                                 | \$133,356                 | No   | No  |
| Transportation and Warehousing   | \$76,180            | \$1,905             | Yes                                | \$219,267                 | No   | No  |
| Information  | \$154,011           | \$3,850             | Yes                                | \$443,287                 | No   | Yes   |
| Finance and Insurance  | \$127,881           | \$3,197             | Yes                                | \$368,077                 | No   | Yes   |
| Real Estate and Rental and Leasing                                       | \$83,577            | \$2,089             | Yes                                | \$240,558                 | No   | No  |
| Professional, Scientific, and Technical Services                         | \$123,513           | \$3,088             | Yes                                | \$355,505                 | No   | Yes   |
| Management of Companies and Enterprises                                  | \$165,139           | \$4,128             | Yes                                | \$475,316                 | No   | Yes   |
| Administrative and Support and Waste Management and Remediation Services | \$73,060            | \$1,827             | No                                 | \$210,287                 | No   | No  |
| Educational Services   | \$53,703            | \$1,343             | No                                 | \$154,572                 | No   | No  |
| Health Care and Social Assistance  | \$65,676            | \$1,642             | No                                 | \$189,034                 | No   | No  |
| Arts, Entertainment, and Recreation                                      | \$64,103            | \$1,603             | No                                 | \$184,506                 | No   | No  |
| Accommodation and Food Services  | \$31,993            | \$800               | No                                 | \$92,085                  | No   | No  |
| Other Services (except Public Administration)                            | \$53,118            | \$1,328             | No                                 | \$152,889                 | No   | No  |
| Public Administration  | \$91,104            | \$2,278             | Yes                                | \$262,223                 | No   | No  |

# Projected Affordability Needs

|  | Rental       |              |                    | Ownership    |              |                    |
|--|--------------|--------------|--------------------|--------------|--------------|--------------------|
|  | 2025 to 2030 | 2030 to 2035 | Total 2025 to 2035 | 2025 to 2030 | 2030 to 2035 | Total 2025 to 2035 |
| <b>Household Income &lt;= 30% AMI</b>            | 541          | 539          | <b>1,080</b>       | 316          | 314          | <b>629</b>         |
| <b>Household Income &gt;30% to &lt;=50% AMI</b>  | 558          | 556          | <b>1,114</b>       | 346          | 345          | <b>691</b>         |
| <b>Household Income &gt;50% to &lt;=80% AMI</b>  | 718          | 715          | <b>1,433</b>       | 520          | 518          | <b>1,038</b>       |
| <b>Household Income &gt;80% to &lt;=100% AMI</b> | 463          | 461          | <b>924</b>         | 551          | 548          | <b>1,100</b>       |
| <b>Household Income &gt;100% AMI</b>             | 1,482        | 1,475        | <b>2,957</b>       | 5,227        | 5,201        | <b>10,428</b>      |
| <b>Total</b>                                     | <b>3,763</b> | <b>3,745</b> | <b>7,508</b>       | <b>6,960</b> | <b>6,925</b> | <b>13,886</b>      |

# Permitting Trends

|                                | Existing 0-60%<br>AMI Need (2024) | Projected Need<br>(2025-2035) | Total        |
|--------------------------------|-----------------------------------|-------------------------------|--------------|
| <b>Need</b>                    | 4,553                             | 7,508                         | 12,061       |
| <b>Permitted (Multifamily)</b> | 1,185                             | 11,850                        | 13,035       |
| <b>Remaining Need</b>          | <b>3,368</b>                      | <b>(4,342)</b>                | <b>(974)</b> |

Multifamily production has been at a good pace in recent years, and maintaining this trend would be beneficial. However, market production will not meet the affordability needs of those at the lowest end of the income spectrum.



# Past City Efforts

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- ❑ Affordable housing priorities
- ❑ Financial assistance
  - Tenant Based Rental Assistance
  - McKinney Voucher Program
  - LIFT Program
  - Housing Rehabilitation/Repair Program
  - Utility Assistance
  - FlexFund
- ❑ Housing development
  - Tax Credit Financing
  - Bond Issuance
- Partnerships
  - Low Income Housing Tax Credits
  - Tax Exemptions

# Root Policy Recommendations





| <b>Public Assistance Needed</b>  |   |                                |                                |
|--|---|--------------------------------|--------------------------------|
| Subsidies, incentives, and policies to create/preserve income-qualified units; and programs to improve housing stability |   |                                |                                |
| <b>Below 30% AMI</b>   | <b>30% AMI to 50% AMI</b>               | <b>50% AMI to 80% AMI</b>      | <b>80% AMI to 120% AMI</b>     |
| Establish an Affordable Housing Strategy   |   |                                |                                |
| Housing Trust Fund / General Fund Allocation   |   |                                |                                |
| Cross-Departmental Housing Committee   |   |                                |                                |
| Education Campaign   |   |                                |                                |
| Housing Dashboard  |   |                                |                                |
| Continue Voucher Support   |   |                                |                                |
|  | Affordable Housing Scorecard Monitoring |                                |                                |
|  | Displacement Prevention                 |                                |                                |
|  |   | Underutilized Land Development |                                |
|  |   |                                | Zoning & Land Use Code Updates |
|  |   |                                | Workforce Housing Programs     |
|  |   | Land Bank                      |                                |
| <b>The Market as a Partner</b>   |   |                                |                                |
| Land use and zoning tools to unlock supply and improve natural affordability   |   |                                |                                |



# Next Steps

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Thank you for  
your support!

We look forward to seeing you at the  
McKinney Affordable Housing Summit

# McKINNEY AFFORDABLE HOUSING SUMMIT

**SAVE THE DATE**

**Monday, April 13, 2026 • 8 a.m. - 1 p.m.**

MISD Community Event Center  
4201 S. Hardin Blvd., McKinney



[McKinneyTexas.org/HousingSummit](https://McKinneyTexas.org/HousingSummit)



# Tier 1: High Impact & Capacity Expansion

| Recommendation  | Action   | Timeline   |
|---|--|--|
| 1. Establish an Affordable Housing Strategy   | <ul style="list-style-type: none"> <li>Develop an Affordable Housing Strategy and Affordable Housing Goals</li> </ul>  | <ul style="list-style-type: none"> <li>Short-Term</li> </ul>                               |
| 2. Develop and evaluate affordable housing goals across all the city's housing, comprehensive and strategic plans to support sustainable growth and strong communities                | <ul style="list-style-type: none"> <li>Establish a Cross-Departmental Housing Committee</li> <li>Launch a Housing Dashboard to track investments and outcomes</li> </ul> | <ul style="list-style-type: none"> <li>Short-Term</li> <li>Short to Medium-Term</li> </ul> |
| 6. Expand financial assistance and resources through city, state, and federal funding to support and impact affordable housing production for citizens of all income levels and types | <ul style="list-style-type: none"> <li>Increase funding resources through a Housing Trust Fund or General Fund allocation</li> </ul>                                     | <ul style="list-style-type: none"> <li>Short to Medium-Term</li> </ul>                     |
| 7. Develop strategic partnerships and programs with internal and external stakeholders that will result in the successful production of affordable housing                            | <ul style="list-style-type: none"> <li>Develop a citywide housing education and awareness campaign</li> </ul>  | <ul style="list-style-type: none"> <li>Short to Medium-Term</li> </ul>                     |

# Tier 2: Continuation of Core Efforts

| Recommendation   | Action  | Timeline  |
|--|---|---|
| 5. Increase and support the preservation of existing housing and services to ensure and maintain residential affordability to vulnerable residents | <ul style="list-style-type: none"><li>• Continue voucher support</li><li>• Continue efforts to prevent displacement</li></ul> | <ul style="list-style-type: none"><li>• Short to Long-Term (ongoing)</li><li>• Short to Long-Term (ongoing)</li></ul> |
| 4. Increase housing affordability and production to expand availability of housing units at all income levels (0-120% AMI)                         | <ul style="list-style-type: none"><li>• Continue monitoring the Affordable Housing Scorecard</li></ul>                        | <ul style="list-style-type: none"><li>• Short to Long-Term (ongoing)</li></ul>  |

# Tier 3: Strategic Expansion

| Recommendation  | Action  | Timeline   |
|---|---|--|
| 3. Increase homeownership through first-time homebuyer programs, land use production, and the allocation of publicly owned land, with a minimum total of 50 new homes by 2030 | <ul style="list-style-type: none"><li>• Establish a Land Bank</li><li>• Assess Zoning and Land Use codes to encourage housing affordability</li></ul> | <ul style="list-style-type: none"><li>• Medium-Term</li><li>• Short to Long-Term</li></ul> |
| 4. Increase housing affordability and production to expand availability of housing units at all income levels (0-120% AMI)  | <ul style="list-style-type: none"><li>• Residential development of underutilized land</li></ul>   | <ul style="list-style-type: none"><li>• Medium to Long-Term</li></ul>                      |
| 7. Develop strategic partnerships and programs with internal and external stakeholders that will result in the successful production of affordable housing                    | <ul style="list-style-type: none"><li>• Assess the viability of Workforce Housing Programs</li></ul>  | <ul style="list-style-type: none"><li>• Medium-Term</li></ul>                              |