



# Building Hope in McKinney.

Partnering with MCDC for  
Neighborhood Revitalization

Presented by: Shonda Schaefer, CEO

July 24, 2025 | 8:00 a.m.

Council Chambers, McKinney City Hall

[www.habitatcollincounty.org](http://www.habitatcollincounty.org)

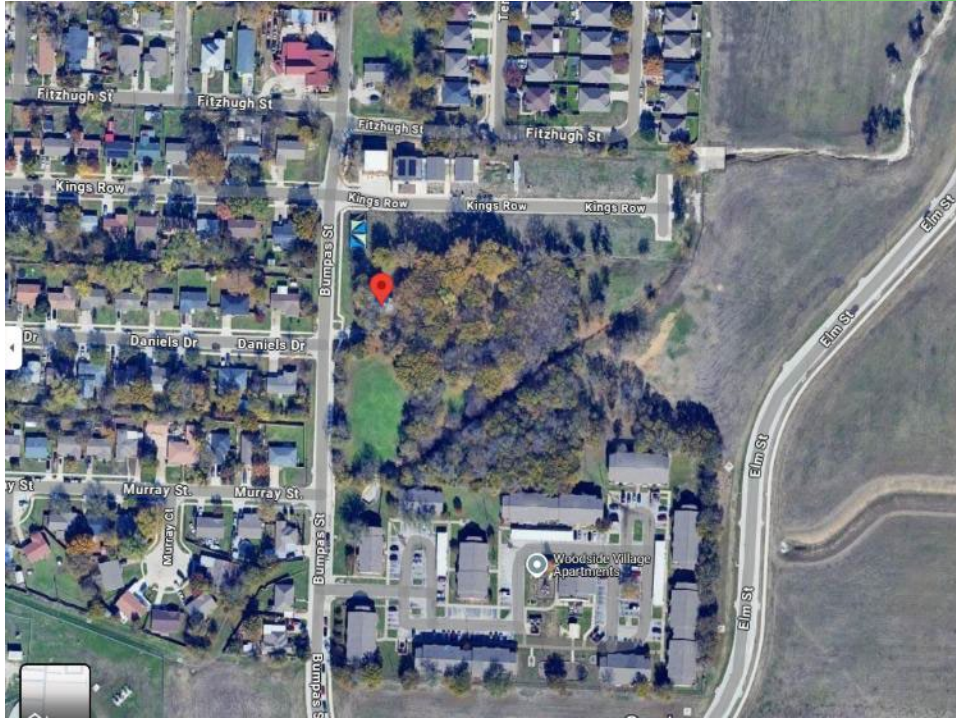
# About Habitat Collin County

- ▶ Founded in 1992 as McKinney Habitat
- ▶ Expanded to serve all of Collin County in 2018
- ▶ Mission: Uniting people to **Build** homes, **Build** communities, **Build** hope.
- ▶ Services: Affordable housing, critical home repair, neighborhood revitalization
- ▶ Leadership transition in 2024: Shonda Schaefer, CEO since July 2024
- ▶ Rebuilding trust, restoring operations, and refocusing on core mission
- ▶ Organization is stable, compliant, and high-performing

# Project Overview

- ▶ MCDC Partnership Request: \$305,000
- ▶ Total Project Cost: \$405,000
- ▶ Demolish & Plan Development for New Construction (611 Bumpas)
- ▶ Repair & Renovate Home (305 Lively Hill)
- ▶ Demolish & Rebuild Home (1304 Garcia)
- ▶ All properties located in high-poverty, predominantly minority census tracts

# Project Detail - 611 Bumpas



Property Size: 3.99 acres |  
CAD ID: R-7000-000-0120-1

Phase I: Demolition,  
Cleanup, Design for Phase II

Future new affordable  
home construction







# Project Detail - 1304 Garcia



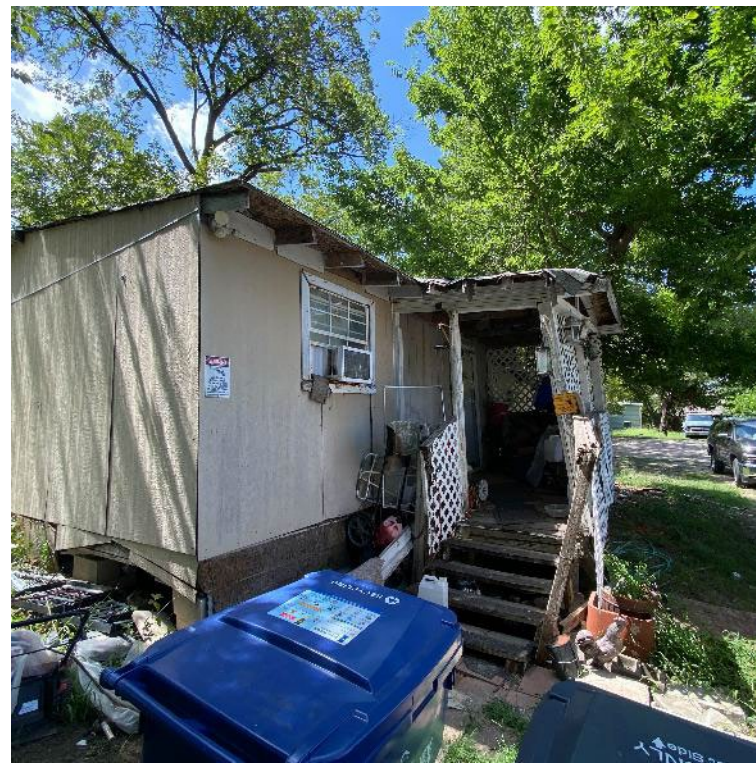
Property Size: 0.17 acres |  
CAD ID: R-0878-004-0110-1

Current conditions are  
unlivable

Multiple Code Violations  
with no resources to repair

Complete tear down and  
reconstruction of home









# Project Detail - 305 Lively Hill

Recycle Home

Preserve low-cost housing  
stock in McKinney

Repair and update to code

Housing for New Habitat  
Family



# Area Demographics

- ▶ Lively Hill & Garcia Tract:

Poverty Rate: 35.75% | Avg. Income: \$34,152 | Minority Population: 81.93%

- ▶ Bumpas Tract:

Poverty Rate: 27.92% | Avg. Income: \$33,125 | Minority Population: 71.62%



# Community Impact

- ▶ Using Taxpayer funds in meaningful ways to not only improve living conditions for families but invest in neighborhoods and communities.
- ▶ Addresses health & safety concerns
- ▶ Addresses code issues and violations
- ▶ Supports aging housing stock
- ▶ Enables aging and disabled residents to safely remain in homes
- ▶ Drives economic revitalization and community stability



# Project Budget

- ▶ 611 Bumpas Demo: \$25,000
- ▶ 611 Bumpas Cleanup: \$15,000
- ▶ CH PH II Design: \$20,000
- ▶ Garcia Project: \$200,000
- ▶ Lively Hill Project: \$45,000
- ▶ Indirect Costs: \$15,000
- ▶ Total: \$320,000





Building Homes.  
Building Hope.  
Building Community.

*Let's Build McKinney Together!*

- ▶ Shonda Schaefer, CEO: [sschaefer@habitatcctx.org](mailto:sschaefer@habitatcctx.org) | 817-657-1017
- ▶ John Baublis, Development Director: [JBaublis@habitatcctx.org](mailto:JBaublis@habitatcctx.org)
- ▶ [www.habitatcollincounty.org](http://www.habitatcollincounty.org)