

City of McKinney

# 2025-2029 CONSOLIDATED PLAN

## SECOND PUBLIC HEARING ON THE DRAFT PLAN

August 5<sup>TH</sup>, 2025

PRESENTED BY

Avilia Bueno, *Director*



Denver, Colorado 80220  
970.880.1415  
[hello@rootpolicy.com](mailto:hello@rootpolicy.com)

# What is a “consolidated Plan?”

- A Consolidated Plan is a planning document required by the U.S. Department of Housing and Urban Development (HUD). It uses a combination of data and community outreach to identify the top housing, community development, and economic development needs in a city or county—as well as gaps in supportive services
- The funding associated with the Consolidated Plan benefits low and moderate-income and “special needs” populations
- The document is produced every 5 years as a condition of receiving housing and community development funding. This Plan will be submitted by August 16, pertains to specific HUD funding programs:
  - Community Development Block Grant (CDBG)
  - HOME Investment Partnerships Program (HOME)

# Consolidated Plan Components

*The City is bolstering these HUD-required components to take a closer look at housing needs and market dynamics in the City of McKinney.*

*This will inform an Affordable Housing Strategy.*

- **Executive Summary** – summarizes needs, priorities, and goals of the Plan
- **Process/Consultation** – describes the planning process and documents community engagement conducted for the Plan
- **Needs Assessment** – Uses data and community/stakeholder engagement to discuss needs related to housing, disproportionate impacts, public housing, homelessness, special needs populations, and non-housing community development.
- **Market Analysis** – Uses data and community/stakeholder engagement to discuss the housing supply, economic and workforce trends/needs, facilities and services working to meet existing needs, public facilities and infrastructure needs, broadband access, and hazard mitigation.
- **Strategic Plan** – describes the guiding vision for addressing needs over the next five years, including expected funding, goals, and priorities.
- **Annual Action Plan** – outlines the expected resources and projects to be funded in 2025.

# Affordable Housing Strategy

Affordable housing faces challenges in supply, cost, community needs, and accessibility.

*The City will develop a new Affordable Housing Strategy to:*

- Expand upon findings and recommendations from the City's previous studies;
- Identify feasible housing and community development strategies; and
- Develop a solid implementation and monitoring plan, which will outline specific steps for executing these strategies and establishing metrics for assessing progress.
- Upon completion of the Consolidated Plan, the strategy process will continue through September and outcomes will be presented to Council in October, 2025 for review.

What does  
McKinney typically  
receive annually  
from HUD?

2025 Funding Amounts

CDBG	\$907,326
HOME	\$345,211
Total	\$1,252,537

# Prior uses of HUD funds

## CDBG

- Public services, including nonprofit operations and services, services for domestic violence survivors, Meals on Wheels, case management, youth services, counseling, and shelter support for people experiencing homelessness
- Rehabilitation of low-moderate income homeowners' homes, including repairs and lead remediation
- Community Economic Development, including microenterprises, small business assistance, acquisition, and façade improvements.
- Grant administration

## HOME

- Tenant-Based Rental Assistance (TBRA)

## Consolidated Plan Findings: Data Analysis

- ❑ McKinney has a rental gap of 4,256 units for households earning less than \$35,000 (2023 estimate).
- ❑ 86% of rental units cost over \$1,250, making them unaffordable to those earning under \$50,000.
- ❑ The 2021 rental gap was 4,767 for households under \$35,000.
- ❑ The drop in the rental gap was driven by a drop in the number of low-income renters. From 2021 to 2023, renters earning under \$35,000 dropped from 6,181 to 5,099. Affordable units for these renters fell from 1,414 to 843 during the same period.

Rental Gaps					
Income Range	Maximum Affordable Gross Rent	# of Renter Households	# of Rental Units Affordable	Rental Gap	Cumulative Gap
Less than \$5,000	\$125	905	30	-875	-875
\$5,000 to \$9,999	\$250	387	30	-357	-1,232
\$10,000 to \$14,999	\$375	520	201	-319	-1,551
\$15,000 to \$19,999	\$500	466	121	-345	-1,896
\$20,000 to \$24,999	\$625	1,084	59	-1,025	-2,921
\$25,000 to \$34,999	\$875	1,737	402	-1,335	-4,256
\$35,000 to \$49,999	\$1,250	3,386	3,011	-375	-4,631
\$50,000 to \$74,999	\$1,875	5,348	10,628	5,280	649
\$75,000 to \$99,999	\$2,500	3,528	8,315	4,787	5,436
\$100,000 or more		8,638	5,080	-3,558	1,878

## Stakeholder Focus Groups:

- Housing Forward – North Texas
- NAREB
- McKinney Front Porch
- Metro Relief
- Neighbor Solutions
- Family Promise of Collin County
- McKinney Community
- Development Corporation
- Collin County Homeless Coalition
- One Heart McKinney
- McKinney Housing Authority
- Core Threaded
- Samaritan Inn
- Salvation Army
- Emmanuel Labor
- Veterans Center of North Texas

## Community Open House

*Held August 5<sup>th</sup>, from 2:00-6:00 pm with activities for the public to provide feedback*

## Resident Survey

*Available through Sunday, Aug. 10*

# Consolidated Plan Findings: Community Engagement

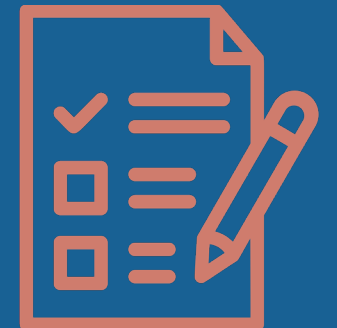
- **High-priority housing challenges:** Stakeholders emphasized urgent needs for affordable housing, including tenant-based rental assistance (TBRA), mortgage/rent support, and rehabilitation
- **Public housing & vouchers:** Rapid growth and limited federal funding have strained public housing, increasing demand for Housing Choice Vouchers and affordable unit development
- **Homelessness & support services:** Stakeholders stressed the importance of combining housing with services such as mental healthcare, youth programs, and senior support
- **Non-housing infrastructure & services:** Community input underscored additional needs in childcare, transportation, workforce development, job training, and public facilities, particularly in low-to-moderate income areas



- Take the survey at:  
<https://www.surveymonkey.com/r/McKinneyHousingSurvey2025>
- The survey will remain open until August 10, 2025
- Share widely!



Please Participate in the Survey!



# Comments on the Draft Plan

Comments can be  
provided through  
August 15, 2025

- Root Policy Research, [hello@rootpolicy.com](mailto:hello@rootpolicy.com)  
(970) 880-1415.
- Contact the McKinney Housing and  
Community Development Department at  
[contact-communitydvp@mckinneytexas.org](mailto:contact-communitydvp@mckinneytexas.org)
- Draft Plan can be found at:  
<https://www.mckinneytexas.org/1405/Planning-Reports>

Thank you!