

Building McKinney's Future

Presented to: The McKinney Community Development Corporation

April 23, 2026 | 8:00 AM

City Hall Council Chambers | 401 E. Virginia, McKinney TX 75069

About Habitat for Humanity of Collin County

Founded 1992 as McKinney Habitat for Humanity.

Expanded countywide in 2018.

Mission:

Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities, and hope.

Services:

Affordable homeownership · Home repair & modifications ·
Neighborhood revitalization · ReStore.

Leadership:

Stephannie Krunglevich, President & CEO (March 2026).

220+

Homes Built

1,200+

Home Repairs

30+

Years Serving
Collin County

What We're Building

Cotton Groves on Kings Row Two New Townhome Complexes

One six-plex and one five-plex affordable townhomes. 3BR/2BA units for families at $\leq 60\%$ AMI. (Coming in 2026 and 2027)



Canal Street Single-Family Home 1

One vacant Canal Street lot prepared and built as a standalone affordable home — expanding McKinney's affordable housing inventory citywide. (Coming in 2027)



Canal Street Single-Family Home 2

A second Canal Street lot transformed into affordable homeownership — continuing Habitat's block-by-block commitment to McKinney families. (Coming in 2027)



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Project Timeline

Kickoff & Funding

May 2026

Land Prep & Site Work

May–Jun 2026

6-Plex Foundation

May–Jul 2026

6-Plex Vertical Build

Jul–Oct 2026

6-Plex Completion

Oct–Nov 2026

5-Plex & Stick Builds

Early 2027

Award secured
Permitting begins

Grading, utilities
Lot preparation

Concrete poured:
6-plex + Canal St.

Framing, MEP
Finishes, 6 units

Inspections
Certificate of Occupancy

Phase 2 begins:
5-plex + 2 homes

STICK BUILD · 6 UNITS

6-Plex at Kings Row

May 2026 → Nov 2026

5 named families already committed. Full stick construction at Kings Row. First units delivered by fall 2026.

STICK BUILD · 5 UNITS

5-Plex · Kings Row

Early 2027

Phase 2 of the Kings Row townhome development. Builds on the 6-plex with refined systems and the next cohort of partner families.

STICK BUILDS · 2 HOMES

2 Single-Family · Canal Street

Early 2027

Two detached stick-build homes on Canal Street.

MCDC Grant Request: Budget Overview

Total MCDC Request

\$800,000

\$640,000

80% of total request

Infrastructure Costs

Site work, utilities, foundations, and
Horizontal construction across Cotton Groves & Canal Street

\$160,000

20% of total request

Indirect Costs

Administration, compliance, project management,
and grant reporting



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What We're Building – and where.

Project Name: Cotton Groves on Kings Row

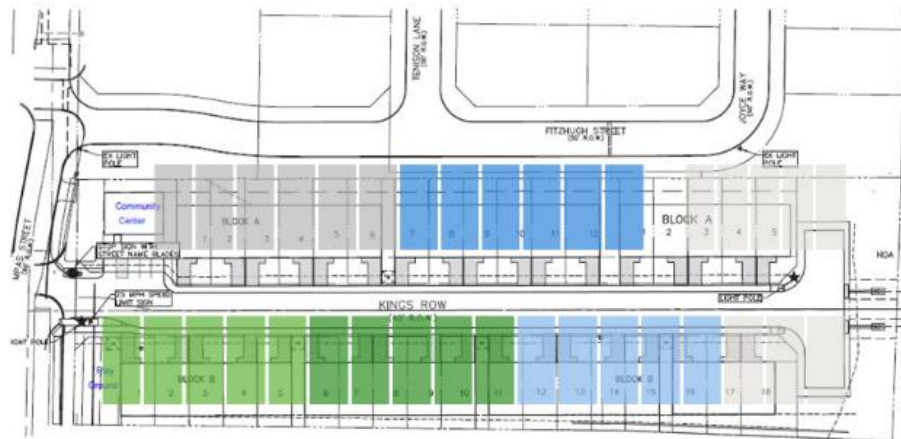
Location of Project: McKinney, TX

Physical Address:

6-Plex: 1201, 1205, 1209, 1213, 1217, 1221 Kings Row

5-Plex: 1212, 1216, 1220, 1224, 1300 Kings Row

Note on Existing Grant: This request is separate from and does not overlap with Grant 25-05 (approved 2023, \$411,455K). The remaining ~\$200K balance of Grant 25-05 is designated for Phase 3 infrastructure - the 5-plex currently breaking ground at Cotton Groves. This new \$800K request funds Phase 4 (6-plex) and Phase 6 (5-plex) only, neither of which has existing grant support.



COTTON GROVES COMMUNITY at 603 Bumpas St. McKinney, TX 75069

Phase Legend

- Block A 1-6: Complete (container homes)
- Block B 1-5: Phase 2 5-plex — complete (MCDC funded)
- Block B 6-10: Phase 3 5-plex — breaking ground April (MCDC)
- Block A 7-12: Phase 4 6-plex — requested, spring 2026
- Block B 11-15: Phase 6 5-plex — requested, early 2027
- Future phases (not in current request)



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What We're Building – and where.

Project Name: Canal Street Builds

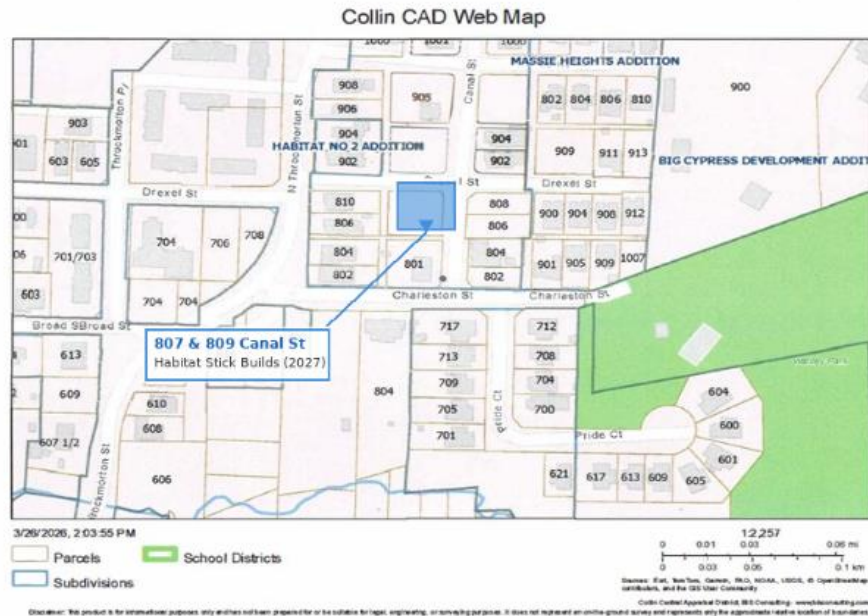
Location of Project: McKinney, TX

Physical Address: 807 & 809 Canal Street

Property Size: 0.2385 acres

Collin CAD Property ID: R-12388-008-0010-1

Note: This is currently one undivided lot that will be subdivided into two separate parcels, 807 and 809 Canal Street, prior to construction. Each parcel will support one standalone affordable home, for a total of two stick-built homes on this site.



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How We've Built the Capacity to Deliver

In the two years since launching our Kings Row 5-plex, we have learned, adapted, and grown. Here's what's different.

New CEO Leadership

Stephannie Krunglevich joined as President & CEO in March 2026, bringing organizational stability, strategic vision, and clear operational direction. Leadership continuity is no longer a variable.

Expanded Construction Capacity

We've engaged a trusted contractor with townhome-specific expertise. This partnership delivers job cost controls, vendor contract relationships, and expedited construction timelines purpose-built for multi-unit development.

Applied Lessons Learned

Our first multi-unit project taught us what we needed to know. Construction plans, vendor selection, permitting sequencing, and project management protocols for Cotton Groves and Canal Street reflect those lessons directly.

Strengthened Administrative Capacity

Grant compliance, financial reporting, and project administration functions have matured significantly through hands-on experience. We now manage complex multi-source funding with established systems and dedicated staff accountability.



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Impact on McKinney's Economy & Quality of Life

McKinney faces a shortage of **4,442 affordable units** for households under 60% AMI (Root Policy Research, Jan 2026).
Median home price now **\$485,000** — far beyond reach of workforce families



13 New Families Housed

Low-income McKinney families at ≤60% AMI gain stable affordable ownership — far below the \$485K market median.



Expanded Tax Base

Vacant/underutilized land generates no tax revenue. Developed homes add permanent taxable value to McKinney's rolls.



Neighborhood Uplift

Revitalizing underutilized land improves surrounding property values and reduces code enforcement burden citywide.



Economic Stimulus

Construction spending circulates locally. New homeowners pay property taxes and spend in McKinney businesses.



Workforce Stability

Stable housing reduces turnover among essential workers — retail, healthcare, and education — priced out of the market.



Advances City Goals

Directly supports McKinney City Council's FY2026 strategic goal of affordable homes for households ≤60% AMI.



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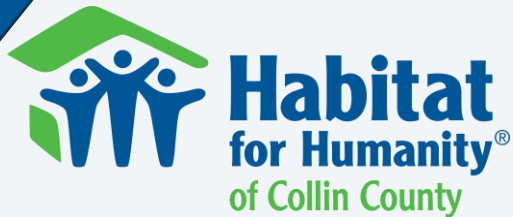
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Why We're Building



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THANK YOU

for your time today!

Stephannie Krunglevich

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