

# Affordable Housing & Property Maintenance Program (PMP)

McKinney Community Development Corporation  
Board Presentation

2023 Project Grant Cycle III

Housing & Community Development Department  
July 27, 2023



## Mission:

To utilize public funds to enhance the quality of life for McKinney residents by providing for community and neighborhood resources, transit, affordable housing and economic development.

## Vision:

A vibrant, resilient and diverse community with housing, employment and transportation opportunities for all residents!



# Housing Services Division

- Oversees the development and preservation of quality, affordable and accessible housing and the development of viable communities throughout McKinney.
- We have helped over 100 families with emergency repairs, small repairs and major home rehabilitation.
- The City of McKinney Housing Rehabilitation Program is funded by the Community Development Block Grant (CDBG). These funds are awarded to the City of McKinney by the U.S. Department of Housing and Urban Development (HUD).

# Opportunities for Improvement: Property Maintenance

- When the model codes were updated in 2018, it included the addition of the 2015 IPMC (International Property Maintenance Code).
- The IPMC created the opportunity for staff to use a more strategic, comprehensive approach to property inspections.
- The IPMC is a code that regulates the minimum maintenance for existing buildings.

# Lack of Routine Exterior Maintenance:





## Lack of Routine Exterior Property Maintenance:



Broken Window

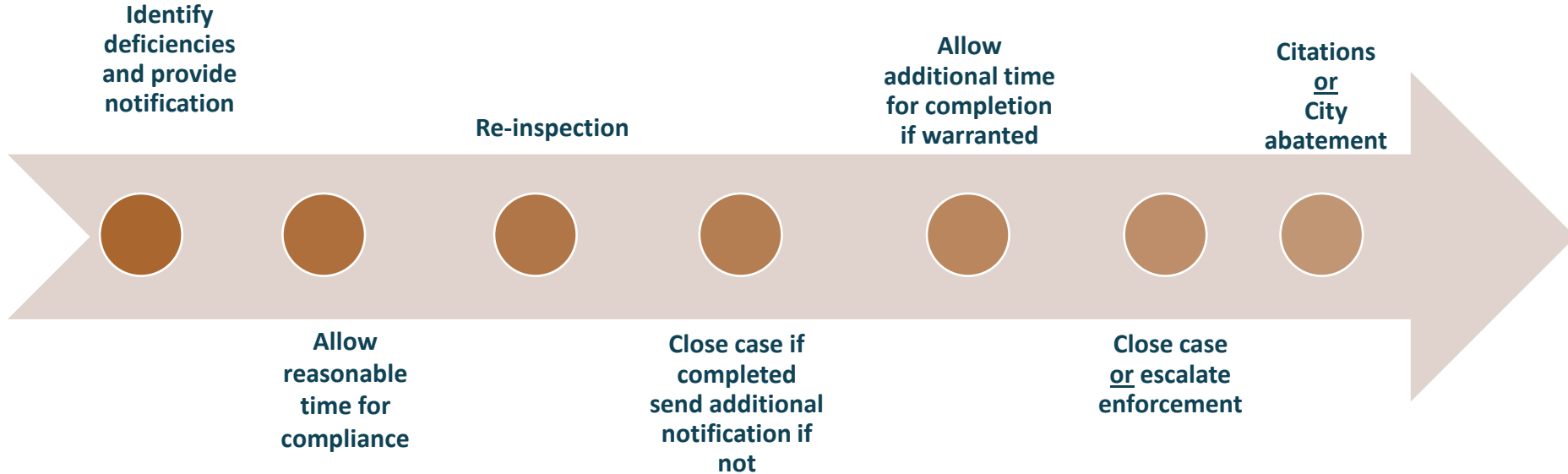


Dilapidated Steps & Railing



Failing Foundation

# Opportunities for Improvement: Property Maintenance Inspection Process



# Before & After



- Replaced: Roof, Fascia & Soffits, Door
- Painted Exterior
- Repaired Porch and Railing



# Before & After



- Replaced: Roof, Fascia and Soffits
- Added Gutters
- Painted Exterior

# Before & After



- Replaced: Wood siding, Trim, Front and Rear doors
- Painted Exterior



# Before & After



- Replaced: Windows, Vinyl Siding, Trim, and Entry porch roof
- Painted Exterior

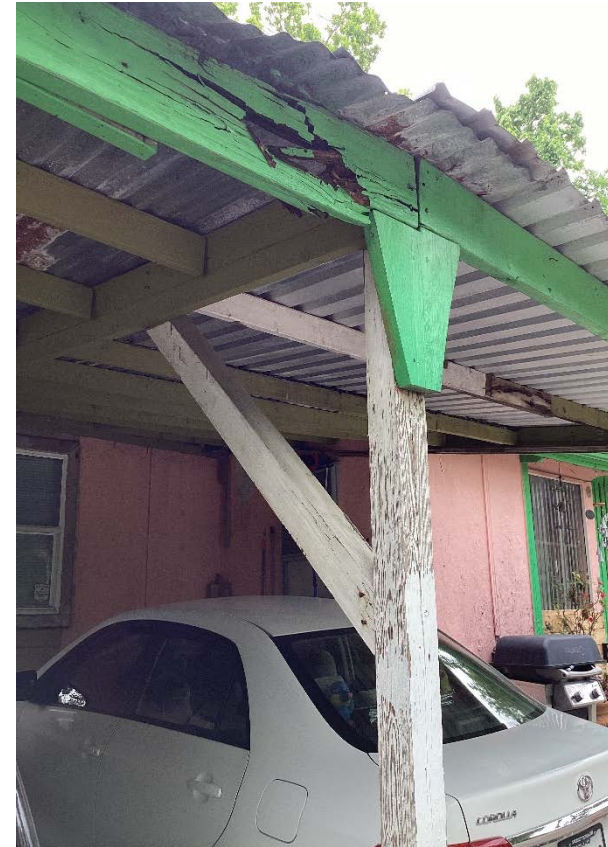
# What's New?

## Mobile Home Repairs...

- Owner Occupied
- Three Mobile Home Parks in McKinney
  - 1. Bramblewood (200 Robilyn Dr) – 200 units (83 need extensive repairs)
  - 2. High Point (2201 S Hwy 5) – 175 units (81 need extensive repairs)
  - 3. Southward (1414 S Tennessee St) – 52 units (28 need extensive repairs)
- Repairs needed range from broken windows, broken/missing entry steps, carports cracked and sagging, deck boards missing and/or damaged, exposed electrical, wood trims missing and/or damaged around the perimeter of the home, dry rot on patio overhangs and handrails, damaged wooden wheelchair ramps, water leaks, and large holes and cracks along the siding of the homes.



# Mobile Homes





# Mobile Homes



# Benefits of Routine Property Maintenance:

- Improves the quality of life of our residents
- Preserves property values
- Promotes a positive environment for the neighborhood
- Keeps properties from deteriorating to the point of becoming substandard or dangerous structures

# Project Request: \$200,000.00

- We want to help low-income residents correct their property maintenance deficiencies without additional cost burden
- 71% of our housing stock is 20+ years old and 5% is over 50 years
- This program is very important in assisting our elderly/disabled to age in place

# Thank you!

