Plano Housing Authority

Established 1952

1740 G Ave

Plano TX 75074

www.planoha.org

Who Do We Help ?

- 919 Housing Choice Vouchers

- 23 Project based vouchers for single family homes in Plano

- 40 VASH vouchers

- 15 Mainstream vouchers

- All on a staff of 6 with oversite by a Board of Commissioners

How Do We Get The Participants ?

- 919 Housing Choice Vouchers and the 23 Project based vouchers are admitted through an online waiting list. The voucher waiting list was last opened May 2021 with 6,500 applicants applying in a week. Prior opening was July 2018 with 11,000+ applicants.

- 40 VASH (Veterans Assisted Supportive Housing) admitted through direct referrals from the Dallas VA – no local waiting list.

- 15 Mainstream Vouchers are referred from Non-Profit entities – no local waiting list. These are for Non Elderly persons with defined disabilities.

How Does The Program Work ?

- Apply via a waiting list

- The waiting list only opens about every three to five years (as needed) and only open for about a week. Can apply online – no need to stand in line

- Average number of applicants is around 8,000+

- There is no defined dates for waiting list opening

Now That The Applicant Is At The Top Of The Waiting List ?

- Applicants background will be vetted

- No sex offender conviction

- No violent felonies

- No pattern of misdemeanors

- No production of meth

- Family composition is verified: income, expenses, family size

- If approved a voucher is issued and the family signs a lease on a unit they choose

How Much Can A Family Earn In Income ?

FY 2024 INCOME LIMITS DOCUMENTATION SYSTEM

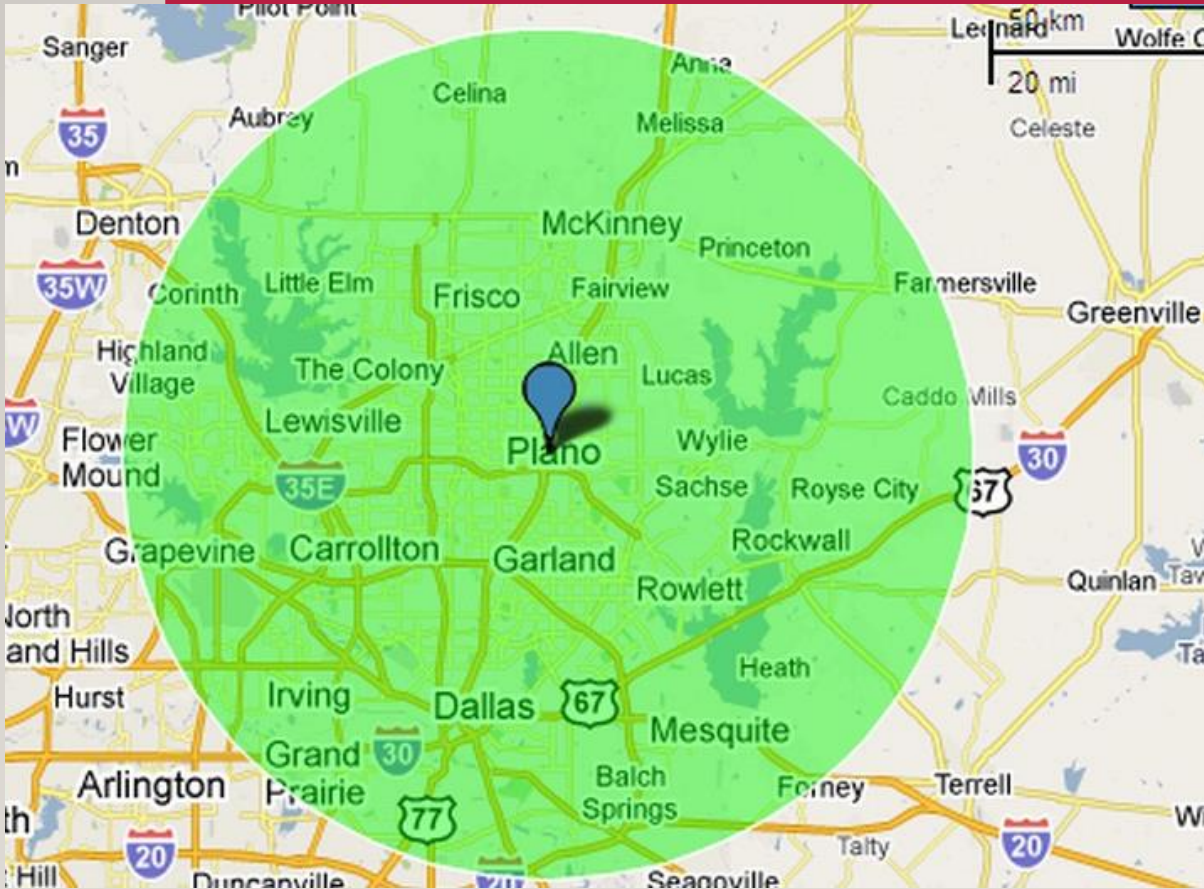HUD.gov HUD User Home Data Sets Fair Market Rents Section 8 Income Limits MTSP Income Limits HUD LIHTC Database

FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income **Click for More Detail**	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Dallas, TX HUD Metro FMR Area	$110,300	Very Low (50%) Income Limits ($) **Click for More Detail**	38,650	44,150	49,650	**55,150**	59,600	64,000	68,400	72,800
		Extremely Low Income Limits ($)* **Click for More Detail**	23,200	26,500	29,800	**33,100**	36,580	41,960	47,340	52,720
		Low (80%) Income Limits ($) **Click for More Detail**	61,800	70,600	79,450	**88,250**	95,350	102,400	109,450	116,500

NOTE: HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Dallas, TX HUD Metro FMR Area**.

The **Dallas, TX HUD Metro FMR Area** contains the following areas: Collin County, TX; Dallas County, TX; Denton County, TX; Ellis County, TX; Hunt County, TX; Kaufman County, TX; and Rockwall County, TX.

Where Can They Live ?

- A 25 mile radius of the Housing Authority office

- The family selects the unit and signs a standard lease

- Family pays the security deposit and utilities

- Texas landlord/tenant laws apply. Landlord does not have to participate in the program

How Much Can The Rent Be ?

- There is a limit to how much the agency will pay. Our occupancy standards are two per bedroom regardless of sex/age. Per HUD regulations the living room can be used as a sleeping room.

- HUD establishes the maximum amount of rental subsidy on an annual basis.

- HUD data is established at the zip code level. HUD updates these amounts annually in October.

- The amounts will always be at least 15 months old due to the methodology HUD uses.

2 Bedroom Size

Zip Code	Amount	Zip Code	Amount	Zip Code	Amount	Zip Code	Amount
75001	2,470	75074	2,090	75203	1,440	75248	2,210
75002	2,440	75075	2,040	75204	2,720	75249	2,430
75006	1,950	75077	2,210	75205	2,770	75251	2,190
75007	1,940	75078	2,670	75206	2,330	75252	1,800
75009	2,340	75080	2,010	75207	2,430	75253	1,740
75010	2,150	75081	2,110	75208	1,850	75254	2,110
75013	2,200	75082	2,480	75209	2,230	75287	2,080
75019	2,240	75087	2,040	75210	1,230	75407	2,130
75022	2,790	75088	2,490	75211	1,460	75409	2,510
75023	2,130	75089	2,390	75212	1,480	75424	1,690
75024	2,530	75093	2,440	75214	2,190	75442	1,790
75025	2,410	75094	2,830	75215	1,460	75452	1,180
75028	2,740	75098	2,460	75216	1,300	75454	2,830
75032	2,270	75101	1,470	75217	1,350	75491	1,110
75033	2,500	75104	2,280	75218	2,080	75495	1,570
75034	2,430	75115	1,890	75219	2,350	76041	1,710
75035	2,800	75116	1,800	75220	1,640	76050	1,500
75038	2,000	75119	1,520	75223	1,690	76052	2,370
75039	2,660	75125	1,540	75224	1,460	76055	1,450
75040	1,860	75132	2,270	75225	2,830	76064	1,920
75041	1,640	75134	1,880	75226	2,040	76065	2,000
75042	1,590	75137	2,170	75227	1,530	76084	1,630
75043	1,810	75141	1,890	75228	1,530	76201	1,630
75044	2,080	75146	1,940	75229	1,840	76205	1,690
75048	2,310	75149	1,730	75230	1,810	76207	1,930
75050	1,770	75150	1,810	75231	1,680	76208	1,960
75051	1,480	75152	1,970	75232	1,630	76209	1,730
75052	2,030	75154	1,890	75233	1,610	76210	2,220
75056	2,130	75159	1,730	75234	2,110	76226	2,830
75057	1,970	75164	1,950	75235	1,940	76227	2,490
75060	1,710	75166	2,470	75236	1,560	76234	1,220
75061	1,670	75167	2,440	75237	1,480	76247	2,500
75062	1,750	75172	1,440	75238	1,610	76249	1,920
75063	2,270	75173	1,710	75240	1,730	76258	1,560
75065	1,980	75180	1,600	75241	1,590	76259	1,670
75067	2,010	75181	2,640	75242	1,800	76262	2,010
75068	2,630	75182	2,070	75243	1,760	76266	1,840
75069	1,880	75189	2,380	75244	2,290	76272	1,340
75070	2,180	75201	2,830	75246	1,370	76651	1,420
75071	2,580	75202	2,520	75247	1,520	76670	1,090

Effective January 1, 2025

3 Bedroom Size

Zip Code	Amount	Zip Code	Amount	Zip Code	Amount	Zip Code	Amount
75001	3,100	75074	2,620	75203	1,800	75248	2,770
75002	3,060	75075	2,560	75204	3,410	75249	3,050
75006	2,440	75077	2,770	75205	3,470	75251	2,740
75007	2,430	75078	3,350	75206	2,920	75252	2,260
75009	2,930	75080	2,520	75207	3,050	75253	2,180
75010	2,690	75081	2,640	75208	2,320	75254	2,640
75013	2,760	75082	3,110	75209	2,790	75287	2,610
75019	2,810	75087	2,560	75210	1,540	75407	2,670
75022	3,500	75088	3,120	75211	1,830	75409	3,150
75023	2,670	75089	2,990	75212	1,850	75424	2,130
75024	3,170	75093	3,060	75214	2,740	75442	2,240
75025	3,020	75094	3,550	75215	1,830	75452	1,490
75028	3,430	75098	3,080	75216	1,630	75454	3,550
75032	2,840	75101	1,840	75217	1,690	75491	1,550
75033	3,130	75104	2,860	75218	2,610	75495	2,170
75034	3,050	75115	2,370	75219	2,940	76041	2,150
75035	3,510	75116	2,260	75220	2,060	76050	1,980
75038	2,510	75119	1,900	75223	2,120	76052	3,110
75039	3,330	75125	1,930	75224	1,830	76055	1,830
75040	2,330	75132	2,840	75225	3,550	76064	2,410
75041	2,060	75134	2,360	75226	2,560	76065	2,510
75042	1,990	75137	2,720	75227	1,920	76084	2,140
75043	2,270	75141	2,370	75228	1,920	76201	2,040
75044	2,610	75146	2,430	75229	2,310	76205	2,120
75048	2,890	75149	2,170	75230	2,270	76207	2,420
75050	2,250	75150	2,270	75231	2,110	76208	2,460
75051	1,860	75152	2,470	75232	2,040	76209	2,170
75052	2,600	75154	2,370	75233	2,020	76210	2,780
75056	2,670	75159	2,170	75234	2,640	76226	3,550
75057	2,470	75164	2,440	75235	2,430	76227	3,120
75060	2,140	75166	3,100	75236	1,950	76234	1,710
75061	2,090	75167	3,060	75237	1,850	76247	3,140
75062	2,190	75172	1,800	75238	2,020	76249	2,410
75063	2,840	75173	2,140	75240	2,170	76258	1,960
75065	2,480	75180	2,000	75241	1,990	76259	2,090
75067	2,520	75181	3,310	75242	2,260	76262	2,560
75068	3,300	75182	2,590	75243	2,210	76266	2,310
75069	2,360	75189	2,980	75244	2,870	76272	1,690
75070	2,730	75201	3,550	75246	1,720	76651	1,780
75071	3,230	75202	3,160	75247	1,900	76670	1,390

Effective January 1, 2025

How Much Does The Participant Pay ?

- The applicant will pay approximately 30% of their monthly adjusted income, the housing authority pays the remainder. There is no time limit for participation - only income limits.

- The goal is to have participants become self sufficient and exit the program.

- The Housing Authority receives approximately $ 550,000 monthly from the Federal Government (no city or state funds) to support these programs. We are currently assisting approximately 60% of the maximum number of families due to the rising rents.

- Public Facility Corporation developments have brought 2,425 affordable units to the City of Plano. In accordance with State law private developers receive a property tax abatement in exchange for limiting the rents of at least 51% of their units to tenants who make no more than 80% of the Median income. These units are scattered among 13 different developments in Plano. There is one additional development in Lewisville.

Demographics As Of February 2025

- Total number of families assisted 503
- Elderly Families 250
- Disabled Families 234

- Plano Families 212
- Plano Elderly Families 132
- Plano Disabled Families 111

*Plano numbers are included in the Total numbers above

By The Numbers – Assisted Families as of Feb 2025

- 1 Bed Avg Rent $ 1,288
- 1 Bed Avg Tenant Share $ 254
- 1 Bed Avg Housing Authority Share $ 1,034

3 Bed Avg Rent $ 2,040

3 Bed Avg Tenant Share $ 596

3 Bed Avg Housing Authority Share $ 1,444

2 Bed Avg Rent $ 1,430

2 Bed Avg Tenant Share $ 339

2 Bed Avg Housing Authority Share $ 1,092

4 Bed Avg Rent $ 2,548

4 Bed Avg Tenant Share $ 647

4 Bed Avg Housing Authority Share $ 1,901