

# EAST MCKINNEY NEIGHBORHOOD PRESERVATION STUDY

Community Conversation

March 24, 2022



Economic & Planning Systems, Inc.  
*The Economics of Land Use*



# ABOUT US

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## PROJECT TEAM



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EPS



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EPS



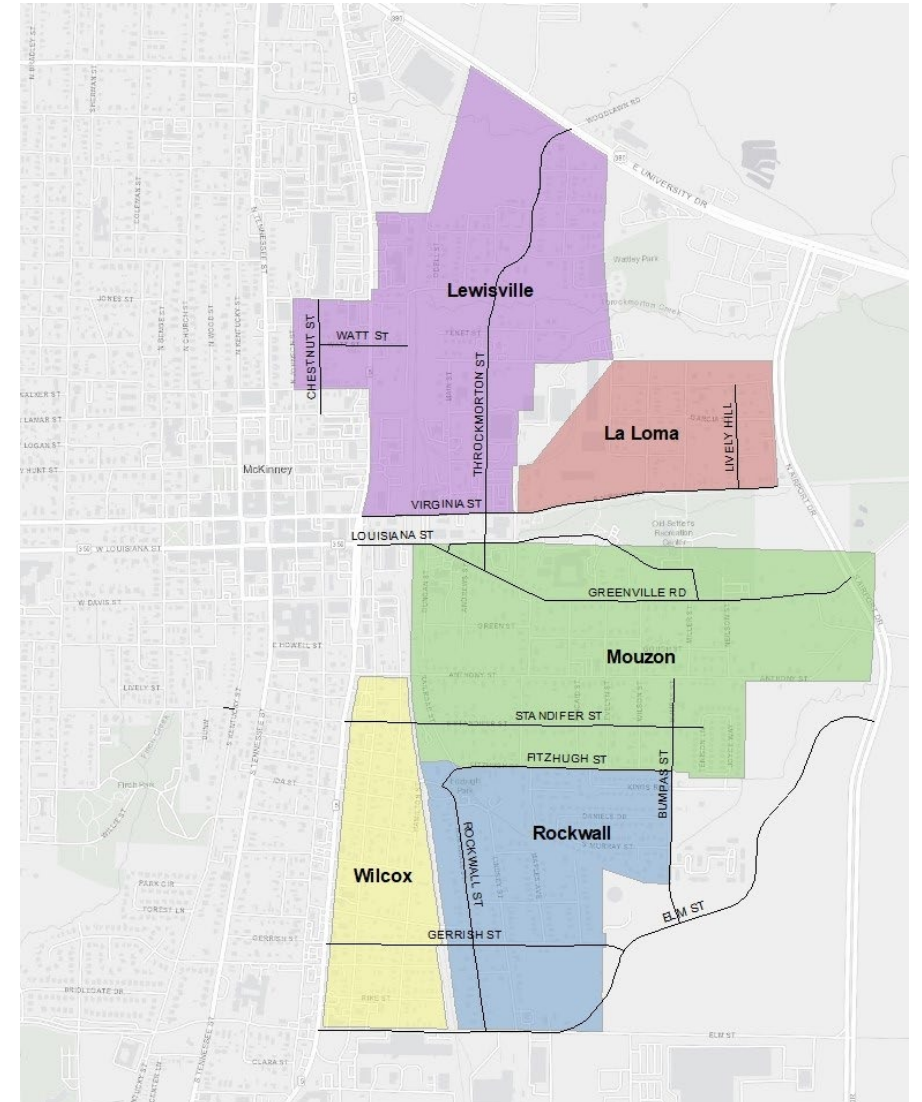
**ROBIN JOSEPH-WILLIAMS**  
JWG



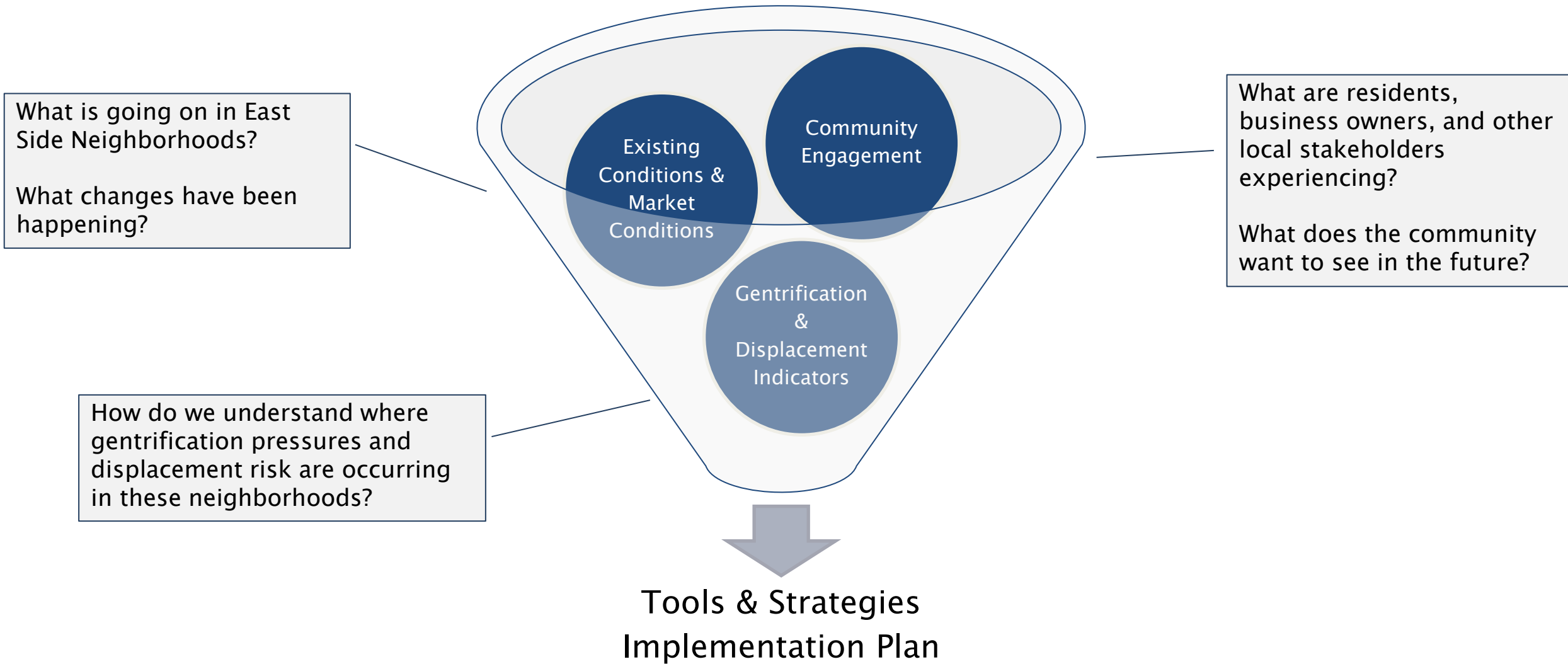
**MINERVA RODRIGUEZ**  
MRR & Associates

# WHY A NEIGHBORHOOD PRESERVATION STUDY?

- Growth pressure in East McKinney
  - TUPPS Brewery
  - Municipal Complex
  - Other new projects and redevelopments
- Need to ensure preservation of neighborhoods – housing and residents
- Develop strategies that allow for new development that keeps with the character of existing neighborhoods
- Identify tools to prevent displacement



# PROJECT OVERVIEW



# KEY OUTCOMES

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## Neighborhood Preservation Study



# INITIAL DATA

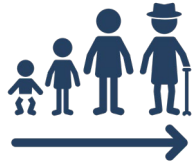
## WHAT NEIGHBORHOOD CONDITIONS ARE WE LOOKING AT?



Slow, consistent population growth since 2000, but shift in which neighborhoods are growing



Over 70% of homes in East McKinney are single family detached units



Nearly 60% of East McKinney residents are 35 or younger (compared to 51% citywide)



58% of East McKinney households rent their homes (compared to 33% citywide)



Only 51% of East McKinney households who own their homes have a mortgage



39% of East McKinney residents do not have health insurance (compared to 9% citywide)



Median household income in East McKinney (\$42,000) is less than half of citywide (\$90,000)

Almost 1/3 of East McKinney households earn less than \$25,000 per year

# HOW TO PARTICIPATE



# HOW TO STAY INVOLVED

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Project is ongoing  
through the summer

Take the survey!

[McKinneytexas.org/NPSurvey](https://McKinneytexas.org/NPSurvey)

Come out to our pop-up  
events

Study will result in an implementation  
plan, presented to City Council in  
early fall

Check out  
[www.mckinneytexas.org/3337/East-  
McKinney-Redevelopment](https://www.mckinneytexas.org/3337/East-McKinney-Redevelopment)  
for information and updates