

2018 LIHTC
Applications for
Resolutions of Support



Housing and Community Development
Department
January 16, 2018



PURPOSE

The purpose of this presentation is to give an overview of requests for Resolution of Support for 2018 Low Income Housing Tax Credit (LIHTC) Applications



WHAT ARE LIHTC's?



- The Low Income Housing Tax Credit (LIHTC) program was created by the Tax Reform Act of 1986. Section 42 of the Internal Revenue Code of 1986, as amended (the Code), is the federal law that governs the HTC program
- The Texas Department of Housing and Community Affairs (TDHCA) administers the program



HOW DO LIHTC'S WORK?

- The LIHTC program is one of the primary means of directing private capital toward the creation of affordable rental housing.
- The LIHTC program provides investors in affordable housing with a tax credit that is used to offset a portion of their federal tax liability in exchange for the production of affordable, rental housing.
- The equity provided allows qualified families to lease the apartments at below market rates.
- LIHTC developments are overseen by the investors for the duration of the tax credits (10yrs). The investors have an interest in the management and success of the development so that they keep their tax credits.
- TDHCA oversees the development for the period of affordability (a minimum of 15 yrs)

LIHTC Scoring

- LIHTC funding through TDHCA is very competitive
- Developments receive an additional
 - 17 points for Resolution of Support
 - 14 points for Resolution of No Objection
 - 0 points for Resolution of Opposition
- Without a Resolution of Support a development will likely not receive funding from TDHCA

2018 LIHTC Application Cycle

- January 26, 2018 – LIHTC applications desiring ten (10) additional points for inclusion in disaster county (includes Collin County) are due
- March 1, 2018 – standard LIHTC application date
- Mid-July 2018 – TDHCA decision on developments receiving tax credits

LIHTC's in McKinney

TDHCA #	Program Type	Original TDHCA#	Year	Board Approval	Development Name	Project Address	Project City	Project County	Zip Code	LIHTC Amt Awarded	Total Units	LIHTC Units	Population Served	Apt. Phone #
97121	9% HTC		1997	1997	Treymore at McKinney	901 Wilson Creek Blvd.	McKinney	Collin	75069	\$705,748	192	144	General	(888) 989-9084
98-06T	4% HTC		1998	1998	Tuscany at Wilson Creek	451 Wilson Creek Blvd.	McKinney	Collin	75069	\$388,213	215	161	General	(877) 617-7845
99004T	4% HTC		1999	1999	Country Lane Seniors Community	2401 Country View Lane	McKinney	Collin	75069	\$615,459	230	207	Elderly	(512) 646-6700
00015T	4% HTC		2000	2000	Creek Point Apartments	3300 N. McDonald St.	McKinney	Collin	75069	\$552,338	200	200	General	(972) 547-0200
01007	9% HTC		2001	07/31/01	Grand Texas Seniors Community, The	2491 Country View Lane	McKinney	Collin	75069	\$357,087	230	54	Elderly	(972) 569-9199
01425	4% HTC		2001	06/12/01	Skyway Villas	2000 Skyline Drive	McKinney	Collin	75070	\$659,403	240	240	General	(888) 818-3412
01463	4% HTC		2001	04/11/02	The Grand Reserve Seniors Community	150 Enterprise Dr.	McKinney	Collin	75069	\$516,835	180	180	Elderly	(817) 249-6886
11203	9% HTC		2011	07/28/11	Woodside Village Apts	703 Bumpas St.	McKinney	Collin	75069	\$968,227	100	100	General	(334) 954-4458
13259	9% HTC		2013	07/25/13	The Millennium - McKinney	NEQ of McKinney Ranch Parkway and Stacy Road	McKinney	Collin	75070	\$1,500,000	164	130	General	(214) 991-8331
14295	9% HTC		2014	07/31/14	Post Oak (M2 Apartments)	SEQ of McKinney Ranch Parkway and Collin McKinney Parkway	McKinney	Collin	75070	\$1,500,000	182	130	General	(972) 529-6600
93153	9% HTC		1993	1993	The Lakes Of Eldorado	1400 El Dorado Pkwy	McKinney	Collin	75070	\$816,830	220	220	General	(972) 547-3000
14409	4%HTC	93153	2014	09/04/14	Lakes of El Dorado (Rehab)	1400 Eldorado Parkway	McKinney	Collin	75069	\$544,346	0	0	General	(972) 547-3000
15401	4%HTC		2015	04/16/15	Newsome Homes	231 Amcott	McKinney	Collin	75069	\$844,140	180	180	Elderly	(972) 980-9910
17036	9% HTC		2017	07/27/17	Merritt McGowan Manor	1200 N. Tennessee	McKinney	Collin	75069	\$1,500,000	136	136	General	(972) 542-5641
						McKinney Count	13				2469	2082		
	Sec 202				Towne Creek							46	Elderly	
												2128		

McKinney - affordable units

2128

McKinney - population as of 1/1/17

168,358

LIHTC units as a % of population

1.26%

LIHTCs in Collin County



	EST. 2017 POPULATION (NCTCOG 1/1/17)	# of LIHTC UNITS (TDHCA 10/12/17)	LIHTC as a % of population	TAX CREDIT UNITS PER CAPITA RANKING
MELISSA	8,850	176	1.98%	1
MCKINNEY	168,358	2128	1.26%	2
ANNA	12,390	108	0.87%	3
FARMERSVILLE	3,330	24	0.72%	4
PLANO	277,720	1174	0.42%	5
PRINCETON	9,460	24	0.253%	6
FRISCO	161,400	404	0.250%	7
ALLEN	95,350	94	0.09%	8
		4,132		
comparison completed 1/2/18				



2018 McKinney LIHTC applications

Name	Location	Council District	Total # of units	MR units	Total Development Cost	Development cost per unit	Net Rentable SF	Developer Fee	Deferred Developer Fee	Special Needs	Senior
Maddox Square	SE Corner of Ridge Rd and Virginia Parkway	3	84	8	\$18,986,204	\$226,026	82,250	\$1,979,000	\$537,569	≥ 7	N
Circle F Ranch Lofts	NE Corner of future Hardin and Community - Tract A	1	180	70	\$27,646,262	\$153,590	173,000	\$3,081,642	\$897,112	≥ 10	N
Circle F Ranch Seniors	NE Corner of future Hardin and Community - Tract C	1	180	65	\$23,718,399	\$131,769	143,000	\$2,599,384	\$328,579	≥ 10	Y

Maddox Square	1/1	2/2	3/2
Square Feet	650 sf	850 sf	1100 sf
30% rents	\$356	\$422	\$484
50% rents	\$631	\$753	\$866
60% rents	\$769	\$918	\$1,057
Market Rate	\$826	\$991	\$1,145

Circle F Lofts	1/1	2/2	3/2
Square Feet	750	950	1,350
30% rents	\$336	\$396	\$467
50% rents	\$611	\$727	\$849
60% rents	\$749	\$892	\$1,040
Market Rate	\$899	\$1,040	\$1,248

Circle F Seniors	1/1	2/2
Square Feet	750	950
30% rents	\$336	\$396
50% rents	\$611	\$727
60% rents	\$749	\$892
Market Rate	\$899	\$1,070