

Evergreen at McKinney senior living community
Request for McKinney City Council Support Resolution for 9%
Financing Application

- 1- *Project location, including whether the project is located one linear mile or less from a development that serves the same type of household as the new development:*
The attached site is the easternmost part of a tract at the NEQ of Silverado and Custer. There are no LIHTC senior living properties within one mile (or north of Plano and West of U.S. 75 and east of the North Dallas Tollway)

- 2- *Housing needs characteristics:*
With a 2017 population of 168,358, there are currently 1,992 multifamily, tax credit units in McKinney. Based on a 2020 projected population of 180,300, to maintain historical percentage of 4% of all housing units McKinney, 2,622 units of affordable housing will be needed. This is an additional 630 units of affordable housing needed by 2020. (McKinney Planning Department; American FactFinder) This is new construction in a High Opportunity Area, as defined by TDHCA 2017 Qualified Allocation Plan (QAP) §11.9 (C)(4).

- 3- *Project characteristics, including whether the project includes the use of existing housing as part of a concerted revitalization plan:* **Evergreen at McKinney Senior Living is not in a Concerted Revitalization Plan area. The development consists of 130 units; 114 of which are at or below 80% of the Area Median Income and 16 of which are market rate units.**

- 4- *Sponsor/Developer information*
 - a. **Churchill Residential**
 - b. **Contact: Tony Sisk-Partner**
 - c. **5605 N. MacArthur Suite 580 Irving Texas 75038**
 - d. **972-550-7800 x 224**
 - e. **tsisk@cri.bz**
 - f. **Architect- Arrive architectural group**
 - g. **Attorney- Bob Roeder**
 - h. **Tax professional- Novogradac**
 - i. **Property Management- Churchill Residential Management**
 - j. **Market Analyst- Apartment Market Data**
 - k. **Tenant Service provider- Churchill and several outsource companies doing home health care, fitness programs, etc.**
 - l. **Syndicator- NEF**
 - m. **Real Estate Broker- Bryson Messer- Mark Messer**
 - n. **Land Owner- Mr. Kim, Richardson, Texas**
 - o. **General Contractor- NE Construction Lewisville Texas**

- 5- *Whether the anticipated tenant population includes individuals with special housing needs:* **Over 10% of the senior residents have documented special needs**
- 6- *McKinney Housing Authority (MHA) Waiting Lists and whether the development is supported by MHA:* The MHA waiting list currently consists of:
Public Choice Housing Vouchers: 657
Housing Choice Voucher (Section 8): 365
The McKinney Housing Authority states:
“The McKinney Housing Authority Board has no objections to the proposed developments as presented” (see attached)
- 7- *Whether the anticipated tenant population includes individuals with children:*
The proposed development is deed restricted to seniors and leases do not allow any children to live on the property or to be eligible to attend schools in this attendance zone.
- 8- *Whether the project is intended for eventual tenant ownership:* **This is rental only and not intended for tenant ownership**
- 9- *The energy efficiency of the project:* **See attached list of energy efficient features of this development**
- 10- *The historic nature of the project, including an evaluation of anticipated impact of the development on City historical areas, sites, building or other structures;* **N/A**
- 11- *Whether at the time of application the City has more than twice the state average of units per capita supported by housing tax credits or private activity bonds, unless the applicant: (a) has obtained prior approval of the development from the City Council, and (b) has included with the development application a written statement of support from the City Council referencing Texas Government Code § 2306.6703 and authorizing an allocation of housing tax credits for the development:*
The City of McKinney City does not have more than twice the state average of units per capita supported by housing tax credits and private activity bonds. The population of the City is 168,358 and there are 1992 tax credit units for a total of .01183 units per capita. This is 1.35x the state average of .00875 units per capita.
- 12- *Whether the applicant has notified the following entities about the filing of the application: (a) any neighborhood organizations on record with the State or Collin County; (b) the superintendent and the presiding officer of the board of trustees of the applicable independent school district; (c) the Mayor and City Councilmembers of the City Council; (d) the Collin County Commissioner’s Court and County Judge; and (e) the State senator and State representative of the district containing the development, including whether the City has received any input from such persons or entities:*

All of the entities noted will be notified prior to the January 9, 2017 notification deadline.

13- *Whether the development is: (a) permitted under the City's zoning ordinance provisions; and (b) consistent with the City's Comprehensive Plan and housing priorities:*

(a) No (b) Yes

14- *Whether the applicant is in the process of seeking the appropriate zoning from the City and has signed and provided to the City a release agreeing to hold the City and all other parties harmless in the event that the appropriate zoning is denied:*

The property is currently zoned PD "Planned Development, Regional Employment Center Overlay District" but rezoning will be required to change the Planning Development District's office site plan approved on the property. If the financing application looks like it might score high enough for financing after obtaining the Council resolution, a zoning case will be filed. A "Hold Harmless" agreement in the event that zoning is denied has been executed

15- *Whether the development is financed through a private activity bond program, including private activity bonds issued by the TDHCA, the Texas State Affordable Housing Corporation, or a local issuer, such as the McKinney Housing Finance Corporation ("MHFC"), and if so, review of any staff or City Council requested financial analysis provided by an issuer related to the applicant's financing:*

This is a proposed 9% tax credit development and not financed with tax exempt bonds.

16- *Whether the development complies with accessibility standards required under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794); 24 C.F.R. Part 8, Subpart C; and related authorities concerning accessibility standards: Yes, as proposed.*

17- *An evaluation of anticipated impact of the development on City services and related infrastructure, including but not limited to, police and fire services; water, sanitary sewer, and stormwater capacities and facilities; traffic patterns; and any environmental issues;*

- **No impact on schools as all senior residents**
- **Developer will have to escrow the costs to expand the north ½ of Silverado per city staff**
- **The water and wastewater services are at or near the site. No cost to the city.**
- **The drainage costs have all been completed in the creek east of the site**
- **No environmental impact. The development will comply with current Tree Preservation Ordinance.**
- **The site has all utilities and roads to serve the development.**

Police Department: The proposed developments are in line with the anticipated growth of the City. The McKinney Police Department has a multi-year plan to meet the demands of future City growth. The McKinney Police Department has

sufficient current capacity to absorb the new development's anticipated service demands.

Fire Department: These developments typically increase demand for EMS. New buildings are built within existing codes and standards including active fire protection features. The overall impact to fire suppression should be minimal under normal circumstances. An additional inspection(s) requirement is created for the Fire Marshal Office.

City Traffic Analysis: see attached

Developer Traffic Analysis: Senior housing is one of the lowest traffic impacts of any use.

18- *An evaluation of compliance with City health and safety codes: The development will comply with all City codes*

Attachments

- 1- Letter from McKinney Housing Authority
- 2- Traffic Analysis
- 3- Hold Harmless Agreement
- 4- Site aerial
- 5- List of energy efficient and sustainable materials used in Evergreen communities
- 6- Map of current Evergreen senior living communities
- 7- List of activities and services offered at Evergreen communities
- 8- Pictures of similar Evergreen senior living property



1200 N. Tennessee St.
McKinney, TX 75069

Phone: 972-542-5641
Fax: 972-562-8387
McKinneyha.org

McKinney Housing Authority

January 31, 2017

Janay Tieken
City of McKinney, Housing and Community Development
PO Box 517
314 S. Chestnut #101
McKinney, TX 75070

RE: Community Revitalization Plan - Affordable Housing Development

Dear Ms. Tieken:

The McKinney Housing Authority is in receipt of two housing development applications from your office, Evergreen at McKinney and Ovation. In response to your request from the MHA board, please note the following.

The McKinney Housing Authority Board has no objection to the proposed developments as presented. MHA is committed to affirmatively furthering fair housing. We acknowledge the need for additional affordable housing units as our waitlist and client demand are a testament of the deficiency. The MHA board is committed to encouraging affordable housing solutions for the elderly, disabled and families in all census tracts. Moreover, we encourage that the developments also meet the service and quality of life needs such as transportation, grocery stores and health care services in immediate proximity to the properties as well.

Please let us know if you have questions or concerns.

Sincerely,

Roslyn Miller

Ms. Roslyn Miller, Executive Director

On behalf of

Justin Beller and the McKinney Housing Authority Board of Commissioners

McKinney Housing Authority Board of Commissioners

Justin Beller – Chairman
Jeremiah Hammer – Vice Chairman

Brenda Carter - Commissioner
Elisa Jackson – Resident Commissioner

Gloria Evans - Commissioner

Evergreen Development

#2 Traffic Analysis



Senior Adult Housing – Attached (252)

Number of Units: **130**

Total Generated Daily Trips: **452**

AM Peak Hour Trips: **17** (6 AM in / 11 AM out)

PM Peak Hour Trips: **21** (13 PM in / 8 PM out)

Required:

Right turn lane on Silverado: **No**

Left turn lane on Silverado: **Yes at median opening.**

Construction of ½ of Silverado Trail

Analysis by City of McKinney Engineering

#3 Hold Harmless Agreement

RELEASE AND HOLD HARMLESS AGREEMENT

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN)

WHEREAS, this Release and Hold Harmless Agreement (“Agreement”) is hereby entered into by and between Churchill Residential Corporation (“Releasor”), and the City of McKinney, Texas, a Texas municipal corporation (the “City”); and

WHEREAS, Releasor will be submitting an application for 9% low income housing tax credits (“LIHTC”) to the Texas Department of Housing and Community Affairs (“TDHCA”) for a housing development generally described as a senior, multifamily rental community of 124 units, Evergreen at McKinney, (the “Project”), generally located on property located in the City at easternmost part of a tract at the NEQ of Silverado and Custer (the “Property”); and

WHEREAS, Releasor has also submitted a request to the City for passage of a Resolution by the City Council of the City of McKinney, Texas (“City Council”), supporting the Project; and

WHEREAS, Releasor has also submitted or intends to submit an application to the City requesting a zoning amendment on the Property necessary in order to develop the Project, from an office site plan to the current senior multifamily development; and

WHEREAS, Texas law, at Texas Government Code, § 2306.6705(5), provides for Releasor to execute this Agreement to release and hold the City harmless in the event that Releasor’s zoning amendment application on the Property is denied; and

WHEREAS, Releasor’s providing this Agreement to the City is consistent with the City’s LIHTC Resolution Policy.

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt of which is hereby acknowledged, Releasor, and its

successors, assigns and grantees, does hereby completely release the City from and waive any and all claims, whether known or unknown, which arise or may arise, from Releasor's zoning amendment application, including but not limited to, its denial of appropriate zoning.

Furthermore, Releasor agrees to indemnify and hold harmless the City, its officers employees, agents, and representatives, from any and all claims, counterclaims, demands, actions, and causes of action of any kind or character, whether known or unknown, present or future, asserted by Releasor its successors, assigns and grantees, or any third party, with regard to any damages to the Property or Project, as identified above, that may be or have been brought against the City, its officers, employees, agents and representatives, as the result of the City's consideration of Releasor's zoning amendment application, including but not limited to, its denial of appropriate zoning.

EXECUTED on the dates acknowledged below, and effective as of the last date signed.

RELEASOR:



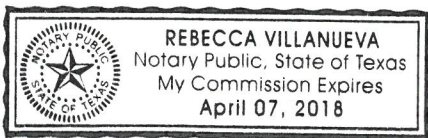
Tony Sisk
Partner, Churchill Residential

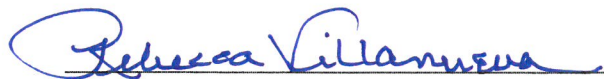
Date signed: 12/21/16

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared James A. Sisk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that said instrument was executed and intended as a release for the purposes and consideration therein described and in the capacity therein stated.

SUBSCRIBED AND SWORN TO before me on this 21st day of December, 2016, to certify which witness my hand and seal of office.





Notary Public in and for
the State of Texas

My Commission Expires: _____

CITY OF MCKINNEY, TEXAS

By _____
Paul Grimes
City Manager

Date signed: _____

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Paul Grimes, City of McKinney City Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that said instrument was executed and intended as a release for the purposes and consideration therein described and in the capacity therein stated.

SUBSCRIBED AND SWORN TO before me on this _____ day of _____, 2016, to certify which witness my hand and seal of office.

Notary Public in and for
the State of Texas

My Commission Expires: _____



**Proposed Site of
Evergreen At McKinney
Senior Community**

Silverado Trail

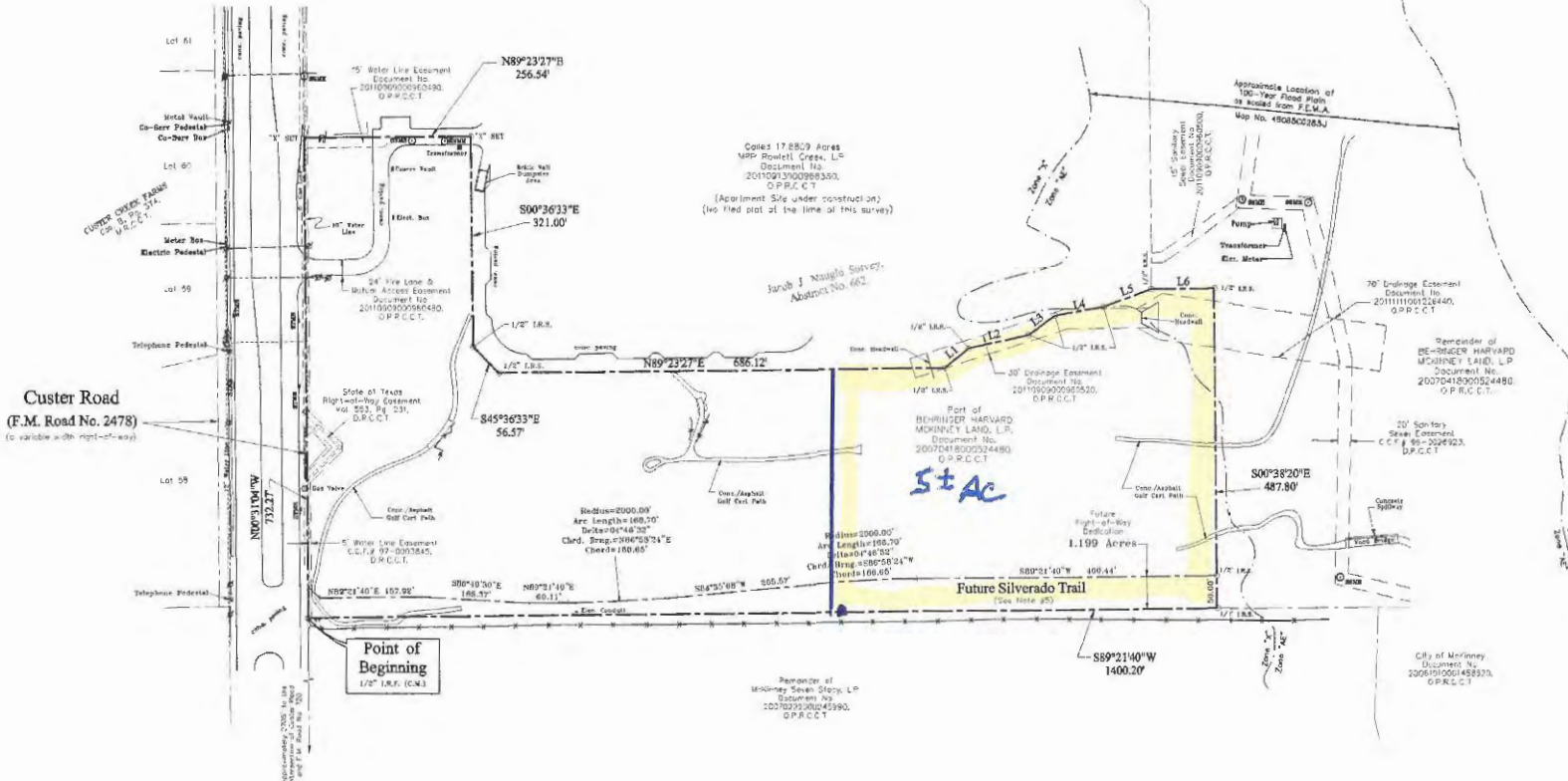


My Map
DFWMaps.com

DISCLAIMER

This data has been compiled for NCTCOG. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.





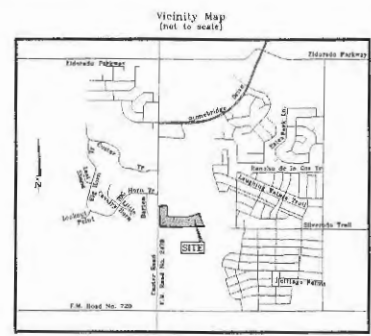
- Notes:**
1. According to the Flood Insurance Rate Map (FIRM) of Collin County, Texas, Map No. 4805000551, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map as the "areas determined to be outside the 0.2% annual chance floodplain" and in Shaded Zone "AC", described by said map as the "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood (100-year flood), based upon elevations determined". The base flood elevation, according to the FIRM, is determined to be 576'.
 2. All easements shown herein are per the herein described plat, unless otherwise noted.
 3. The surveyor has relied on the subject deed shown herein with regard to any easements, restrictions, or rights-of-way affecting the above described property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
 4. Bearings are based on Texas State Plane Coordinate System, North Central Zone (4202) NAD 83.
 5. Future Silverado Trail area shown was a part of a preliminary plat depicting only the intent of the agreement for the parcel 55,945 acre tract. This information was provided by the City of McKinney. No right-of-way dedication for Silverado Trail has been recorded at the time of this survey.

- I.R.F. = Iron Rod Found
 C.M. = Corroding Monument
 M.C.C.T. = Map Records, Collin County, Texas
 D.P.C.C.T. = Deed Records, Collin County, Texas
 O.P.R.C.C.T. = Official Public Records, Collin County, Texas
 I.R.S. = 1/2" Iron Rod With Cap Stamped "RCLS 5680" SW

Surveyor's Certification:
 This survey was completed without the benefit of a current title commitment.
 I, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat herein represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown.



DATE: 08/17/2012	SCALE: 1" = 100'	DRAWN BY: C.S.H.	CHK'D BY: M.B.A.	JOB NO.: 2012-0123
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Metes and Bounds Description:
 Being a tract of land situated in the above J. Nangle Survey, Abstract No. 662, in the City of McKinney and being a part of that called 55,945 acre tract, described by deed to McKinney Seven Story, L.P., as it appears under Document No. 20070418000524480, of the Official Public Records, Collin County, Texas (OPR.C.C.T.) more particularly described as follows:
BEGINNING on a 1/2" iron rod found at the southwestern corner of said 55,945 acre tract, same corner of the remainder of a tract of land described by deed to McKinney Seven Story, L.P., as it appears under Document No. 20070418000524480, of the Official Public Records, Collin County, Texas (OPR.C.C.T.)
THENCE North 00°31'04" West, along said existing monumented line of Custer Road, same being a 55,945 acre tract, a distance of 732.07' to an "X" cut in concrete set for the most westerly of 17,859 acre tract of land described by deed to W.R. Acquisti, Inc., L.P., as recorded under Document No. 20100919003968366, O.P.R.C.C.T.;
THENCE along the common line between said 17,859 acre tract and the remainder of said 55,945 acre tract and distance:
 North 89°23'27" East, a distance of 256.54' to an "X" cut in concrete set for corner;
 South 00°36'33" East, a distance of 32.00' to a 1/2" iron rod with a yellow plastic cap stopper, after referred to as a capped iron rod set for corner;
 South 55°36'33" East, a distance of 56.57' to a capped iron rod set for corner;
 North 89°23'27" East, a distance of 856.12' to a capped iron rod set for corner;
 North 50°21'19" East, a distance of 46.84' to a capped iron rod set for corner;
 North 78°50'37" East, a distance of 93.45' to a capped iron rod set for corner;
 North 52°14'20" East, a distance of 49.65' to a capped iron rod set for corner;
 North 72°55'32" East, a distance of 78.44' to a capped iron rod set for corner;
 North 70°12'20" East, a distance of 73.40' to a capped iron rod set for corner at the most easterly of 17,859 acre tract;
THENCE North 89°23'27" East, over and across said 55,945 acre tract, a distance of 91.55' to a capped iron rod;
THENCE South 00°36'33" East, continuing over and across said 55,945 acre tract, a distance of 68.91' to the southern line of said 55,945 acre tract, same being the northern line of the old McKinney Seven Story, L.P. tract;
THENCE South 89°21'40" West, over the common line between said 55,945 acre tract and the McKinney Seven Story, L.P. tract, a distance of 1400.25' to the **POINT OF BEGINNING** and including 1,199 acre

DATE: 08/17/2012	SCALE: 1" = 100'	DRAWN BY: C.S.H.	CHK'D BY: M.B.A.	JOB NO.: 2012-0123
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Sample of Energy Efficient & Sustainable Building Materials used in Evergreen properties

- 1- Energy efficient appliances and fixtures (LED and CFL)
- 2- Radiant Barriers for roofs
- 3- Thermally efficient windows
- 4- Third party energy inspections and protocol beyond City codes- has substantially reduced resident electric bills.
- 5- Energy efficient breezeways
- 6- Substantial increase in sustainable flooring with reduced carpeting
- 7- Low VOC paints
- 8- Energy efficient plumbing fixtures
- 9- Window coverings
- 10- Low water plants
- 11- Motion detectors and sensors on interior and exterior lighting
- 12- Higher rated insulation and AC condensers

Sample of Evergreen senior living services and activities

1. Scheduled bus transportation
2. On site home health office/staff to contract with residents- very important to maintaining independence of resident and ability to stay independent.
3. Beauty shop
4. Specialized trainers competent in working with seniors
5. Numerous social events for residents (attached examples of calendars & activities for 2016)
6. Trash/Recycle Pickup
7. Swimming Pool with included water aerobics activities
8. Furnished Fitness Center
9. Activity Room fully stocked with Arts & Crafts
10. Community Dining Room with warming kitchen this is in use daily for pot luck/holiday dinners

Halloween



Picnic in the Park



EVERGREEN AT MESQUITE





ART
EXPO
2016



PLANTING HERBS FOR EARTH DAY





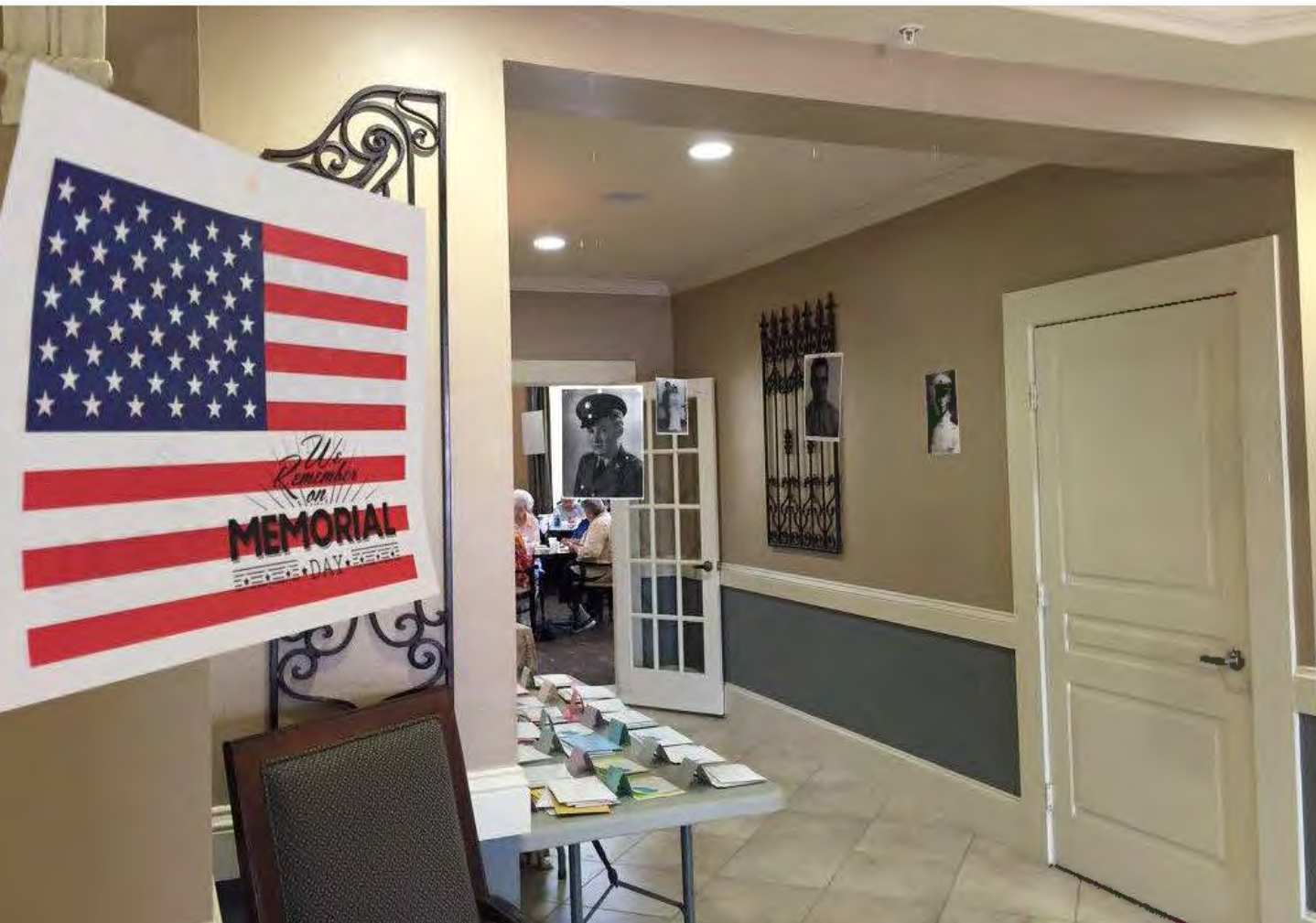
Tai Chi Exercises



New Resident Popcorn Meet & Greet



HAPPY
MEMORIAL
DAY





*Evergreen
Bucks &
Walmart
Shopping*

POT OF GOLD AUCTION





Thankful

GIVE
Thanks
WITH A
GRATEFUL
heart





Senior Follies



EVERGREEN AT PLANO



*Happy
Valentine's
Day*



Happy Halloween!



St. Patrick's Day Sing Along







Just Clowning Around



EVERGREEN AT KELLER



Painting
Classes with
Arts Council
Northeast



#1
DAD

Happy
Father's
Day

Veterans Day





Wreath Making with Met Church



Live. Life. Healthy



03.03.2016

BREAKFAST





Cookie Making Fun



Evergreen at Lewisville



THE
Lucy **SHOW**







"I Love Lucy"

EVERGREEN AT LONGVIEW



EVERGREEN AT ROCKWALL





Halloween Dog Parade



Interstate Battery Race



EVERGREEN AT FARMERS BRANCH



*Water
Aerobics*



Nutritional Seminars & Healthy Walking



Evergreen Bus Runs



Evergreen at Morningstar



Craft Fair



Water Aerobics = A Healthy Lifestyle

WOOOO!!!



Veterans Day Breakfast





Pumpkin Decorating



CHURCHILL AT LONGVIEW



Easter Bag Races



Honoring Our Hero's



EXIT

















Evergreen at Richardson





























