

# MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

## Grant Application

Fiscal Year 2014

**IMPORTANT:**

- Please read the McKinney Community Development Corporation Grant Guidelines prior to completing this application.
- Application is available at [www.mckinneycdc.org](http://www.mckinneycdc.org); by calling 214.544.0296 or by emailing [cgibson@mckinneycdc.org](mailto:cgibson@mckinneycdc.org)
- Please call to discuss your plans for submitting an application in advance of completing the form provided. Completed application and all supporting documents are required to be submitted electronically or on a CD for consideration by the MCDC board. Please submit the application to:

McKinney Community Development Corporation  
5900 S. Lake Forest Blvd., Suite 110  
McKinney, TX 75070

- *If you are interested in a preliminary review of your project proposal or idea, please complete and submit the **Letter of Inquiry** form, available at [www.mckinneycdc.org](http://www.mckinneycdc.org), by calling 214.544.0296 or emailing [cgibson@mckinneycdc.org](mailto:cgibson@mckinneycdc.org).*

***Applications must be completed in full, using this form, and received by MCDC, electronically or on a CD, by 5:00 p.m. on the date indicated in schedule below.***

**Please indicate the type of funding you are requesting:**

- |   |   |
|---|---|
| <p><input checked="" type="checkbox"/> <b>Project Grant</b><br/>Quality of Life projects that advance the mission of MCDC and are eligible for funding in accordance with the Type B sales tax statute (refer to examples in Grant Guidelines).</p> | <p><input type="checkbox"/> <b>Promotional or Community Event Grant (maximum \$15,000)</b><br/>Initiatives, activities and events that promote the City of McKinney for the purpose of developing new or expanded business opportunities and/or tourism – and enhance quality of life for McKinney residents.</p> |
|---|---|

**Promotional and Community Event Grants:**

Application Deadline	Presentation to MCDC Board	Board Vote and Award Notification
Cycle I: January 3, 2014	January 2014	February 2014
Cycle II: June 30 2014	July 2014	August 2014

**Project Grants:**

Application Deadline	Presentation to MCDC Board	Board Vote and Award Notification
Cycle I: January 31, 2014	February 2014	March 2014
Cycle II: April 30, 2014	May 2014	June 2014
Cycle III: July 31, 2014	August 2014	September 2014

# APPLICATION

## ORGANIZATION INFORMATION

Name: McKinney Housing Authority

Federal Tax I.D.: 75-6003098

Incorporation Date:

Mailing Address: 1200 N. Tennessee Street

City McKinney

ST: Texas

Zip: 75069

Phone: 972-542-5641

Fax: 972-562-8387

Email: RMiller@mckinneyha.org

Website: www.mckinneyha.org

### Check One:

- Nonprofit – 501(c) Attach a copy of IRS Determination Letter
- Governmental entity
- For profit corporation
- Other

Professional affiliations and organizations to which your organization belongs: NAHRO, SW NAHRO, TAAHP

## REPRESENTATIVE COMPLETING APPLICATION:

Name: Will Henderson

Title: Director of Affordable Housing – Carleton Development, Ltd.

Mailing Address: 5485 Belt Line Road, Suite 300

City: Dallas

ST: Texas

Zip: 75254

Phone: 214-377-6558

Fax: 972-980-1559

Email: whenderson@carletonrp.com

**CONTACT FOR COMMUNICATIONS BETWEEN MCDC AND ORGANIZATION:**

Name: Will Henderson

Title: Director of Affordable Housing

Mailing Address: 5485 Belt Line Road, Suite 300

City: Dallas

ST: Texas

Zip: 75254

Phone: 214-377-6558

Fax: 972-980-1559

Email: whenderson@carletonrp.com

**FUNDING**

Total amount requested: \$500,000.00

**PROJECT/PROMOTION/COMMUNITY EVENT**

Start Date: 09/02/14

Completion Date: 09/02/15

**BOARD OF DIRECTORS** *(may be included as an attachment)*

**Donald Stockford**

**Jeremiah Hammer**

**James DeCoste**

**Juli Smith**

**LEADERSHIP STAFF** *(may be included as an attachment)*

**Roslyn Miller – Executive Director**

**Rebecca Salinas – Public Housing Coordinator**

**Monique Houston – Section 8 Coordinator**

**Using the outline below, provide a written narrative no longer than 7 pages in length:**

**I. Applying Organization - Attached**

Describe the mission, strategic goals and objectives, scope of services, day to day operations and number of paid staff and volunteers.

Disclose and summarize any significant, planned organizational changes and describe their potential impact on the Project/Promotion/Community Event for which funds are requested.

**II. Project or Promotion/Community Event (whichever is applicable) Attached**

- Outline details of the Project/Promotion/Community Event for which funds are requested. Include information regarding scope, goals, objectives, target audience.
- **For Promotional Grants/Community Events** – describe how this initiative will promote the City of McKinney for the purpose of business development and/or tourism.
- Describe how the proposed Project/Promotion/Community Event fulfills strategic goals and objectives for the organization.
- Please also include planned activities, time frame/schedule, and estimated attendance and admission fees if applicable.
- What is the venue/location for Project/Promotion/Community Event?
- Provide a timeline for the Project/Promotion/Community Event.
- Detail goals for growth/expansion in future years.

**Project Grants – please complete the section below:**

- |                             |   |  |
|-----------------------------|---|--|
| • An expansion/improvement? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| • A replacement/repair?     | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| • A multi-phase project?    | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| • A new project?            | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |

**Has a feasibility study or market analysis been completed for this proposed project?** *If so, please attach a copy of the Executive Summary. A market study is being commissioned for the 4% TDHCA Tax Credit application. It will be forwarded upon completion.*

**Provide specific information to illustrate how this Project/Promotion/Event will enhance quality of life and further business and economic development in the City of McKinney, and support one or more of MCDC's goals:**

- Develop and strengthen community amenities to improve quality of life
- Support projects eligible for Type B support under state law
- Contribute to business and economic development within McKinney
- Strengthen relationships with our partners
- Maintain financial sustainability

- Educate the community about the impact of MCDC investments on quality of life in McKinney

**Has a request for funding, for this Project/Promotion/Community Event, been submitted to MCDC in the past?**

Yes  No

### III. Financial Attached

- Provide an overview of the organization’s financial status including the impact of this grant request.
- Please attach your budget for the current year and audited financial statements for the preceding two years. If financials are not available, please indicate why.

**What is the estimated total cost for this Project/Promotion/Community Event?**

**\$21,385,310**

**(Please include a budget for the proposed Project/Promotion/Community Event.)**

**What percentage of Project/Promotion/Community Event funding will be provided by the Applicant? 5% directly from the application, the remainder through outside funds as listed on the Sources and Uses attached.**

**Are Matching Funds available?**  Yes  No

Cash \$500,000	Source MHA	2% of Total
In-Kind \$540,000*	Source Deferred Developer Fee MHA	3% of Total
In-Kind \$600,000*	Source Impact Fees	3% of Total

**Are other sources of funding available?** *If so, please list source and amount.*

**Attached please find the Sources and Uses for Newsome Homes**

**Have any other federal, state, or municipal entities or foundations been approached for funding?** *We will be applying for a 4% Tax Credits with TDHCA, this grant is needed for the deficit in funding to be able to complete this project.*

### IV. Marketing and Outreach

Describe marketing plans and outreach strategies for your organization and for the Project/Promotion/Community Event for which you are requesting funding – and how they are designed to help you achieve current and future goals. [See the attached Project Narrative](#)

### V. Metrics to Evaluate Success

Outline the metrics that will be used to evaluate success of the proposed Project/Promotion/Community Event. If funding is awarded, a final report will be required summarizing success in achieving objectives outlined for the event. [See the attached Project Narrative](#)

## Acknowledgements

***If funding is approved by the MCDC board of directors, Applicant will assure:***

- The Project/Promotion/Community Event for which financial assistance is sought will be administered by or under the supervision of the applying organization;
- All funds awarded will be used exclusively for the purpose described in this application;
- MCDC will be recognized in all marketing, outreach, advertising and public relations as a funder of the Project/Promotion/Community Event. Specifics to be agreed upon by applicant and MCDC and included in an executed performance agreement;
- Organization's officials who have signed the application are authorized by the organization to submit the application;
- Applicant will comply with the MCDC Grant Guidelines in executing the Project/Promotion/Community Event for which funds were received.
- A final report detailing the success of the Project/Promotion/Community Event, as measured against identified metrics, will be provided to MCDC no later than 30 days following the completion of the Project/Promotion/Community Event.
- Up to 80% of the approved grant may be provided, on a reimbursement basis, prior to conclusion of the Project/Promotion/Community Event with submission of invoices/receipts to MCDC. The final 20% will be paid following MCDC's receipt of unpaid invoices/receipts; documentation of fulfillment of obligations to MCDC; and final report on the Project/Promotion/Community Event.
- The required performance agreement will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120<sup>th</sup> day after the date the MCDC notifies the applicant of the violation.

Chief Executive Officer

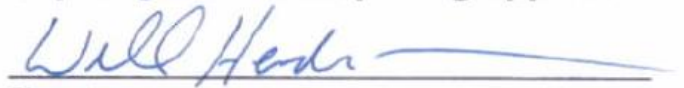


Signature

Roslyn Miller  
Printed Name

01/30/14  
Date

Representative Completing Application



Signature

Will Henderson  
Printed Name

01/30/14  
Date

***INCOMPLETE APPLICATIONS, OR THOSE RECEIVED AFTER THE DEADLINE, WILL NOT BE CONSIDERED.***

## **CHECKLIST:**

### **Completed Application:**

- Use the form/format provided
- Organization Description
- Outline of Project/Promotion/Community Event; description, goals and objectives
- Project/Promotion/Community Event timeline
- Plans for marketing and outreach
- Evaluation metrics
- List of board of directors and staff

### **Attachments:**

- Financials: organization's budget for current fiscal year; Project/Promotion/Community Event budget; audited financial statements
- Feasibility Study or Market Analysis if completed (Executive Summary)
- IRS Determination Letter (if applicable)

***A FINAL REPORT IS TO BE PROVIDED TO MCDL WITHIN 30 DAYS OF THE EVENT/COMPLETION OF THE PROJECT/PROMOTION/COMMUNITY EVENT.***

***FINAL PAYMENT OF FUNDING AWARDED WILL BE MADE UPON RECEIPT OF FINAL REPORT.***

***PLEASE USE THE FORM/FORMAT OUTLINED ON THE NEXT PAGE.***



1200 N. Tennessee St.  
McKinney, TX 75069

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

## McKinney Housing Authority

### About

Vision – To Live, Serve and Thrive in our Community in a Spirit of Excellence!

Mission - The Housing Authority's mission is to service the housing needs of low-income families in the authorities' jurisdiction in order to enhance self sufficiency and promote community quality of life and economic viability.

### Strategic Goals -

- Increase overall agency performance status
- Promote a path to self sufficiency for residents and HCV clients
- Plan to meet the needs of clients aging in place
- Increase opportunities for affordable housing
- Diversify MHA revenue base to support our mission
- Enhance our relationships with community partners and stakeholders

### PRIORITIES

- Increase overall agency performance status
- Promote a path to self sufficiency for residents and HCV clients
- Plan to meet the needs of clients aging in place
- Increase opportunities for affordable housing
- Diversify MHA revenue base to support our mission
- Align our organization to meet strategic goals
- Promote a healthy working relationship between the agency, the Board Of Commissioners, the City and the Community
- Enhance our relationships with community partners and stakeholders

The McKinney Housing Authority is a public housing agency formed under Texas Local Government Code 392. The agency is funded by the Department of Housing and Urban Development.

**GOVERNANCE:** The Housing Authority is regulated by the code of federal regulations and must meet compliance with Public Housing and Housing Choice Voucher guidance. The agency is governed by a five member Board of Commissioners appointed by the City.

### **McKinney Housing Authority Board of Commissioners**

Don Stockford – Chairman  
Jeremiah Hammer – Commissioer

Juli Smith - Commissioner  
James DeCoste – Resident Commissioner



## **Newsome Homes**

### **Project Narrative**

Newsome Homes is currently a multi-family project consisting of 64 units in 21 buildings, consisting of 1-3 bedroom apartments, with one community building. Newsome Homes was constructed in 1966, and has been maintained but has not received any major renovations since its original construction. As such, the property is in dire need to bring it up to the standards of today's living.

McKinney Housing Authority has embarked on a long term initiative to rehabilitate, reconstruct, and/or expand its existing portfolio of affordable multi-family properties. Newsome Homes is the first phase of this program due to the age (62 years) and condition of the units as well as the vulnerable nature of its existing senior population. The reconstructed Newsome Homes will add additional units for Senior residents bringing the total to 180 one & two bedroom units." The reconstructed Newsome Homes will be the only "Seniors Only" development in the MHA portfolio.

While we are applying for 4% tax credit tax exempt bond structure with a 221(d)4 takeout to fund the majority of the project, there is still a gap of approximately \$1m, which a grant from the McKinney Community Development Corporation will certainly aid in filling. We have requested \$500k, but would certainly be willing to accept (and could definitely use) more depending on availability of funds. If a smaller amount is awarded, we would of course be grateful to accept that as well. Every bit counts.

At this time we do not have a Market Analysis or Feasibility Study; however, we these reports are being completed for our 4% tax credit tax exempt bond structure application. The McKinney Housing Authority currently has a waiting list of potential residents to be qualified for housing at this project. Therefore we do not anticipate having any problems leasing up the new project upon completion.

The success of this project will be evident in the meeting of construction deadlines, staying within budget, and the leasing up of the project. It will also be seen in the residents who will be fortunate enough to have a new affordable home, as opposed to the current property.

Following is additional information on the project and how we plan to fund it, as well as preliminary plans.

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**Carleton Residential Properties**

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Updated: 1/31/2014

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**Newsome Homes 4% Tax Credits 33% RAD PBRA**

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**Total Units** 180**Uses**

Acquisition/Demo Costs	500,000
Construction Costs	13,694,250
Relocation Costs	240,000
Other Soft Costs	3,653,583
Impact Fees	900,000
Reserves	597,476
Developer Fees	1,800,000

**Total Uses** 

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**\$21,385,310**

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**Sources**

Debt Capacity at 1.25 x	@	6.00%	9,718,597
Impact Fee Waivers			600,000
Brownfield Request			250,000
MCDC Request			500,000
FHLB Request			500,000
Additional Soft Funds			465,044
Def Dev Fee			540,000
Tax Credit Equity	@	\$0.95	8,311,669
MHA Capital Funds			500,000

**Total Sources** 

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**\$21,385,310**

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**Carleton Residential Properties**  
**Newsome Homes 4% Tax Credits 33% RAD PBRA**  
*Summary Project Budget*

1/31/2014

Total units	180	Construction Period Interest	5.00%
Total Square Feet	144,150	Cost per Unit	\$118,807

	<u>Total</u>	<u>Per Square Foot</u>	<u>Per Unit</u>
Land/Holding Costs	\$0	\$0.00	\$0.00
Demo	\$500,000	\$3.47	\$2,777.78
<b>Total Hard Costs</b>	<b>\$13,694,250</b>	<b>\$95.00</b>	<b>\$76,079.17</b>
<b>Soft Costs</b>			
Architectural Design	450,000	\$3.12	\$2,500.00
Engineering Fees	125,000	\$0.87	\$694.44
Real Estate attorney	150,000	\$1.04	\$833.33
Accounting fees	20,000	\$0.14	\$111.11
Permits/Fees	900,000	\$6.24	\$5,000.00
Appraisal	7,500	\$0.05	\$41.67
Market Analysis	7,500	\$0.05	\$41.67
ESA/PCA	10,000	\$0.07	\$55.56
Soils Report	10,000	\$0.07	\$55.56
Survey	30,000	\$0.21	\$166.67
Marketing/Pre-Leasae	75,000	\$0.52	\$416.67
FF&E	125,000	\$0.87	\$694.44
BR Insurance	130,000	\$0.90	\$722.22
Owner/Property Insurance	130,000	\$0.90	\$722.22
Developer Fees Profit	1,800,000	\$12.49	\$10,000.00
Construction Period Interest	1,134,584	\$7.87	\$6,303.24
Relocation	240,000	\$1.66	\$1,333.33
Loan Orig. Costs	210,000	\$1.46	\$1,166.67
Title and Recording	60,000	\$0.42	\$333.33
Closing Costs	50,000	\$0.35	\$277.78
Inspection Fees	15,000	\$0.10	\$83.33
Operating Reserve	597,476	\$4.14	\$3,319.31
Tax Credit Fees	75,000	\$0.52	\$416.67
Aff Reserve	0	\$0.00	\$0.00
Bond Costs	529,000	\$3.67	\$2,938.89
Due Diligence Fees	60,000	\$0.42	\$333.33
Contingency/Reserves	250,000	\$1.73	\$1,388.89
<b>Total Soft Costs</b>	<b>\$7,191,060</b>	<b>\$49.89</b>	<b>\$39,950</b>
<b>Total</b>	<b><u>\$21,385,310</u></b>	<b><u>\$148.35</u></b>	<b><u>\$118,807</u></b>

McKinney Housing Authority  
Preliminary Development Information

The following information offers preliminary development information, but is not inclusive of all City regulations. At the time of development, please refer to the City of McKinney Code of Ordinances and/or schedule a Pre-Development meeting for an overview of the development process and to ensure that all required applications are submitted.

**Property:** Newsome

**\*Owner:** McKinney Housing Authority

**\*Existing zoning:** “BG” – General Business District

**\*Surrounding zoning (and use)**

North: “BG” – General Business District (commercial and vacant non-residential)

South: “RS-60” – Single-Family Residence District (single-family residential and parks/open space)

East: “BN” – Neighborhood Business District and “ML” – Light Manufacturing District (vacant non-residential and residential)

West: “BG” – General Business District (commercial)

**\*Conformance to zoning:** The current use, Multi-Family Dwelling (Apartment), is a non-conforming use and not an allowed use in the “BG” – General Business District. See attached zoning checklist.

**Town Center Study Initiative:** According to the Initiative, the subject property should have a corridor appropriate development character for frontage on SH 5. This includes, but is not limited to, a building orientation that is setback 10’ - 20’ from SH 5, and a building height of 2-3 stories. If the property is developed with a mix of uses, the non-residential uses should be oriented closer to SH 5. Furthermore, site layout, building placement, and internal drive circulation should be designed to create a pedestrian-oriented environment.

**\*Site plan status:** A site plan for the perimeter fence was approved in 2000 (00-199SP). A new site plan for the proposed development will be required. See attached site plan checklist.

**Platting Status:** The subject properties consist of 3 un-platted, and a plat will be required for the proposed redevelopment of the site. See attached plat checklist.

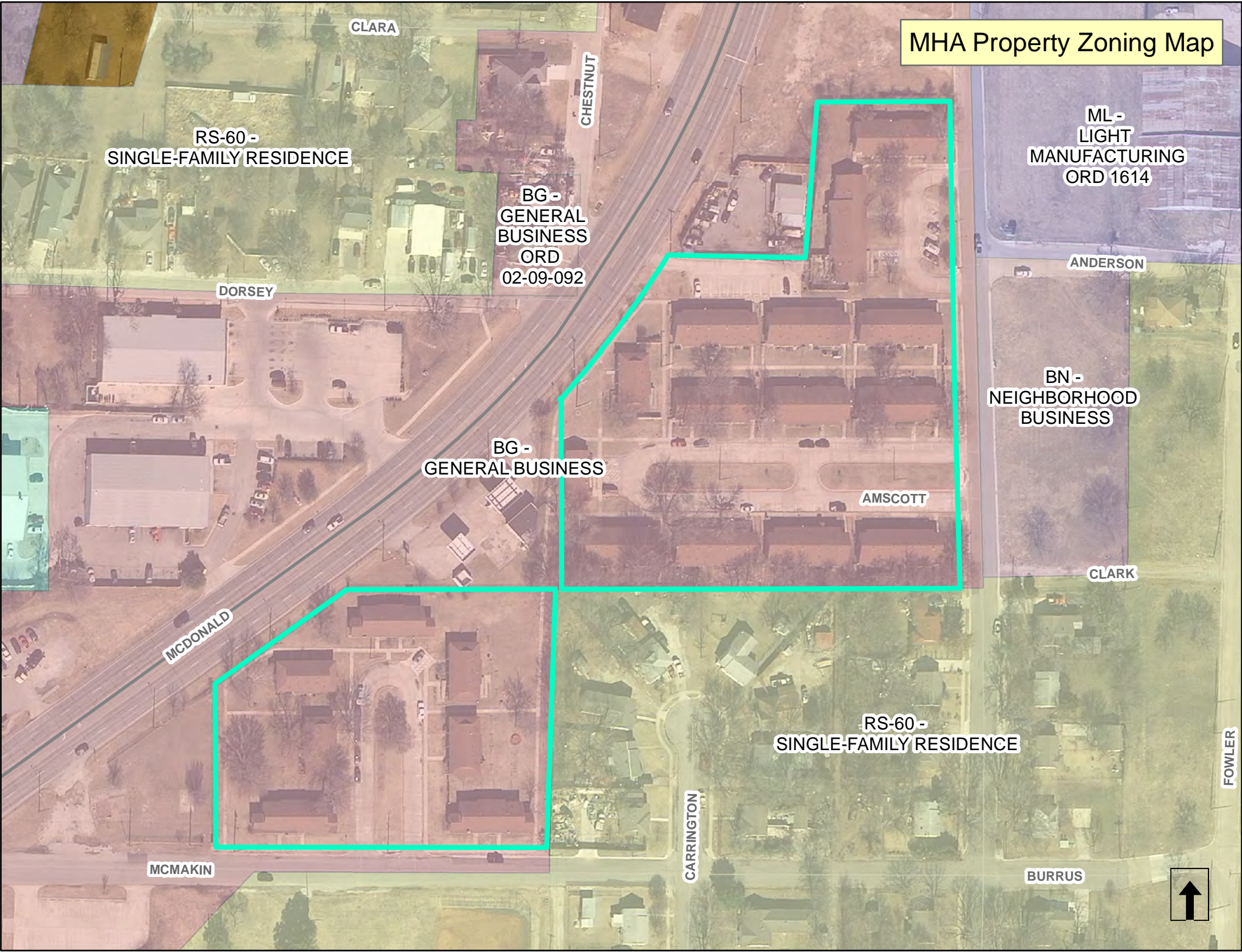
**\*Existing Utilities:** Water and sewer lines are located around and through the site. Please note that the locations have not been field verified.

**Capital Improvements Program:** No capital improvements are scheduled for the next 5 years around the subject property.

**TxDOT:** If the proposed development will include access off of SH 5, a drive approach permit will be required from TxDOT. See attached TxDOT submittal form.

*\*Includes attached information*

# MHA Property Zoning Map



RS-60 -  
SINGLE-FAMILY RESIDENCE

BG -  
GENERAL  
BUSINESS  
ORD  
02-09-092

ML -  
LIGHT  
MANUFACTURING  
ORD 1614

BG -  
GENERAL BUSINESS

BN -  
NEIGHBORHOOD  
BUSINESS

RS-60 -  
SINGLE-FAMILY RESIDENCE



(e) *Miscellaneous provisions.*

- (1) Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein. No business shall be constructed on a zoning lot occupied by a residence.

(Code 1982, § 41-79; Ord. No. 1270, § 3.12, 12-15-1981; Ord. No. 1513, § 1, 1-5-1985; Ord. No. 97-11-61, § 1, 11-18-1997; Ord. No. 2002-08-084, § I.27, 8-20-2002; Ord. No. 2003-05-054, § II, 5-20-2003; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2008-11-104, § 4, 11-4-2008; Ord. No. 2010-05-011, § 3, 5-17-2010; Ord. No. 2010-12-053, § 14, 12-7-2010)

**Sec. 146-85. BG - General Business district.**

(a) *Purpose.* The "BG" - General Business zone is designed to provide for a wide range of retail and service establishments.

(b) *Permitted uses.* The following uses are permitted in the "BG" - General Business zone:

- (1) Any use permitted in the "BN" - Neighborhood Business zone; except single family attached units; and
- (2) Other uses indicated as being permitted in the "BG" - General Business zone in the Schedule of Uses.

(c) *Specific use permits.* The following specific uses require a permit in the "BG" - General Business zone:

- (1) All uses indicated as being allowed in the "BG" - General Business zone with a specific use permit in the schedule of uses; and
- (2) The city may allow residential and mixed business and residential structures to conform with the space limits of the "RG 18" - General Residence zone or any other zone requiring more lot area per dwelling unit, upon a finding that the proposed density of residential use will be in harmony with nearby residential zoning, and when said mixed occupancy building is specifically designed and constructed for such mixed occupancy, but shall not include the construction of a business building in the yard of a residence or within an existing residence.

(d) *Space limits.* The following space limits shall apply to the "BG" - General Business zone:

- (1) Minimum lot area for business: None. Residential structures shall conform to the provisions of the "RG 18" - General Residence zone, except as may be modified by the city in accordance with the specific use provisions of this zone.
- (2) Minimum width of lot: None for business.
- (3) Minimum depth of lot: None for business.
- (4) Minimum front yard: None for business.
- (5) Minimum side yard: five feet when abutting any zone requiring a side yard; none abutting business.

- (6) Maximum lot coverage including accessory buildings, loading docks, incinerators and vending devices: 95 percent.
- (7) Maximum floor area ratio: two to one (2.0:1.0).
- (8) All other space limits identified as being applicable to the "RG 18" - General Residence zone in Appendix F of the Zoning Ordinance.

(e) *Miscellaneous provisions.*

- (1) Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.

(Code 1982, § 41-80; Ord. No. 1270, § 3.13, 12-15-1981; Ord. No. 97-11-61, § 1, 11-18-1997; Ord. No. 2002-08-084, § I.28, 8-20-2002; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2008-11-104, § 5, 11-4-2008; Ord. No. 2010-05-011, § 4, 5-17-2010; Ord. No. 2010-12-053, § 14, 12-7-2010)

**Sec. 146-86. C - Planned Center district.**

(a) *Purpose.* The "C" - Planned Center zone is designed to provide for high-intensity concentrations of shopping and related commercial activities along regional highways or large arterial roadways.

(b) *Permitted uses.* The following uses are permitted in the planned center district:

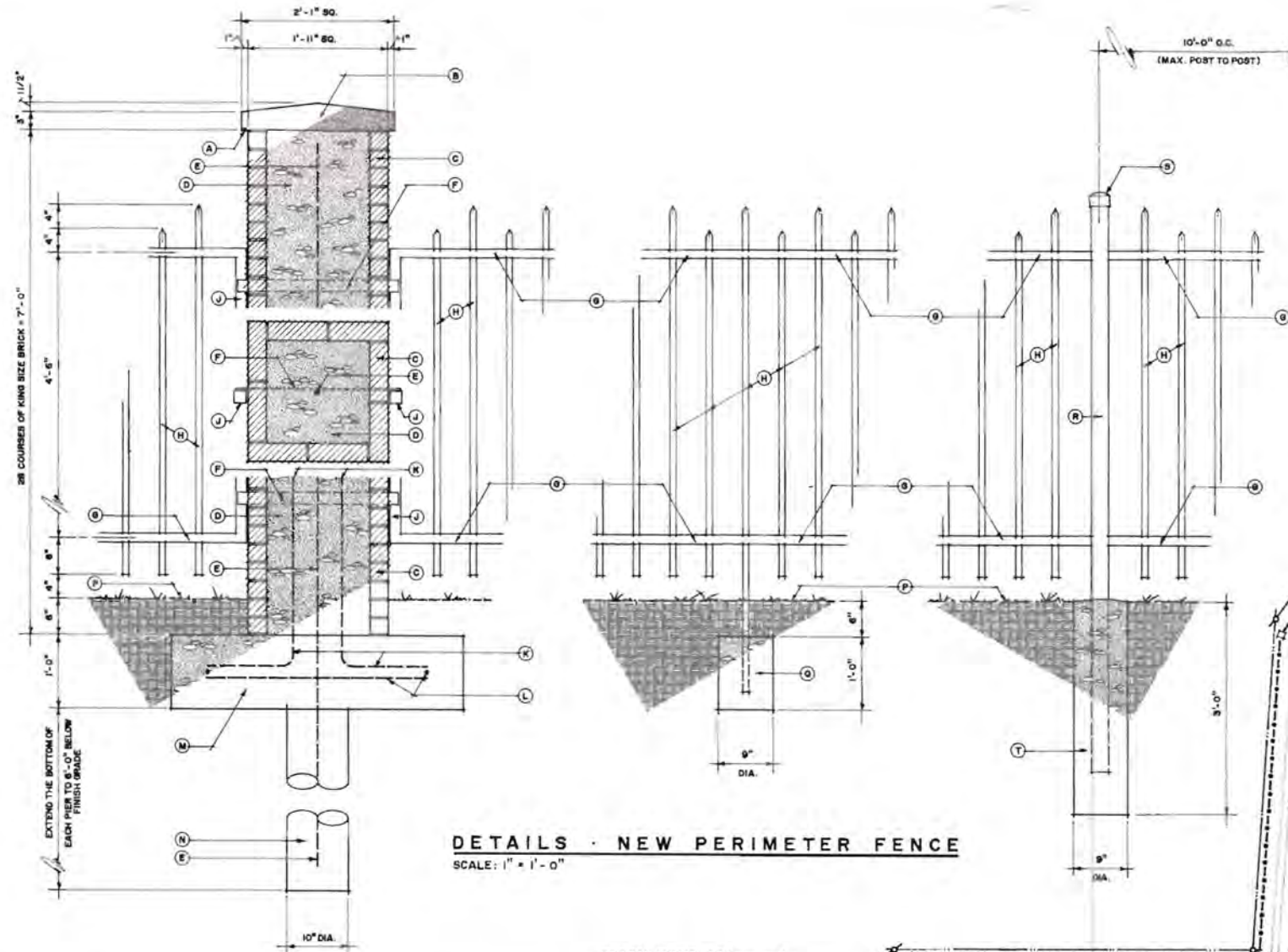
- (1) Any use permitted in district "BN" - Neighborhood Business; and
- (2) Other uses indicated as being permitted in the "C" - Planned Center zone in the schedule of uses.

(c) *Space limits.* The following space limits shall apply to the "C" - Planned Center zone:

- (1) Minimum rear yard: 25 feet when abutting any zone requiring a rear yard; none abutting business.
- (2) Minimum side yard: 15 feet when abutting any zone requiring a side yard; none abutting business.
- (3) Maximum lot coverage: 50 percent.
- (4) Maximum floor area ratio: one to 1.25.
- (5) All other space limits identified as being applicable to the "C" - Planned Center zone in appendix F of the zoning ordinance.

(d) *Special provisions.*

- (1) The entire parcel of land in the planned center zone shall be considered as one zoning lot in arranging buildings and other facilities.
- (2) The commission and the council shall take into consideration the ability of nearby streets to handle traffic generated by the proposed development and shall take into consideration the effects upon the value and amenities of the nearby neighborhood residential properties and in the event of conflict between the maintenance of such



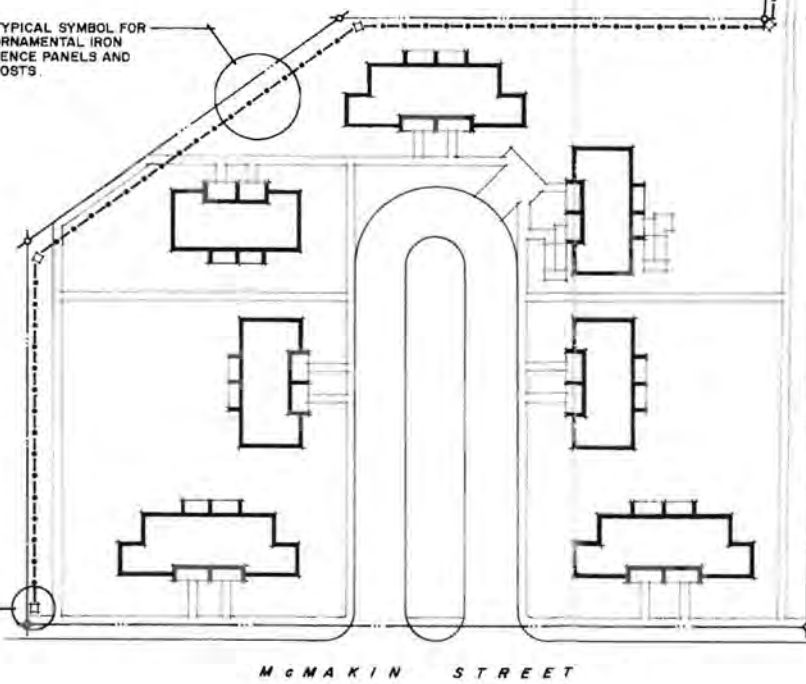
**DETAILS - NEW PERIMETER FENCE**  
SCALE: 1" = 1'-0"

**NOTES BY SYMBOL AT DETAILS**

- |   |  |
|---|--|
| <p><b>A</b> CONTINUOUS DRIP BEAD ABOUT THE PERIMETER OF THE COLUMN CAP.</p> <p><b>B</b> PRE-CAST COLUMN CAP.</p> <p><b>C</b> KING SIZE FACE BRICK.</p> <p><b>D</b> COMPLETELY FILL EACH BRICK COLUMN WITH CONCRETE - NOT MORTAR.</p> <p><b>E</b> ONE (1) NO. 5 BAR, CONTINUOUS FROM NEAR THE BOTTOM OF THE PIER UP TO NEAR THE TOP OF THE BRICK COLUMN.</p> <p><b>F</b> CONTINUOUS STEEL WELDING STRAP THROUGH EACH BRICK COLUMN AT THE TOP AND BOTTOM POINT OF EACH END (JAMB) TUBE OF THE 30 EQUIPPED ORNAMENTAL IRON FENCE PANEL.</p> <p><b>G</b> ORNAMENTAL IRON FENCE PANEL BOTTOM AND TOP RUNNERS.</p> <p><b>H</b> ORNAMENTAL IRON FENCE PANEL PICKETTS.</p> <p><b>J</b> ORNAMENTAL IRON FENCE PANEL END (JAMB) TUBE - INSTALLED AT THOSE FENCE PANELS ADJACENT TO A BRICK COLUMN ONLY.</p> <p><b>K</b> TWO (2) NO. 4 BARS, CONTINUOUS, BENT AND EXTENDED UP WITHIN THE BRICK COLUMN TO 3'-0" ABOVE THE FINISH GRADE.</p> | <p><b>L</b> FOUR (4) NO. 4 BARS, EACH CONTINUOUS, 36" LONG AND AT 36" ON CENTER EACH WAY.</p> <p><b>M</b> 48" x 48" x 12" THICK CONCRETE FOOTING AT EACH BRICK COLUMN.</p> <p><b>N</b> DRILLED PIER AT EACH BRICK COLUMN (NO BELL).</p> <p><b>P</b> FINISH GRADE.</p> <p><b>Q</b> EXTEND ONE (1) PICKETT, AT THE THIRD POINTS OF EACH ORNAMENTAL IRON FENCE PANEL (TWO TOTAL, AT EACH PANEL) TO BELOW FINISH GRADE AND INTO A BULK (UNREINFORCED) CONCRETE FOOTING AS SHOWN.</p> <p><b>R</b> ORNAMENTAL IRON FENCE POSTS AT A MAXIMUM OF 10'-0" ON CENTER.</p> <p><b>S</b> PRESSED STEEL CAP WELDED TO EACH POST.</p> <p><b>T</b> EXTEND EACH POST 28" INTO A BULK AND UNREINFORCED CONCRETE FOOTING AS SHOWN. DRAIN OR SLOPE THE EXPOSED CONCRETE SURFACE TO DRAIN.</p> |
|---|--|

TYPICAL SYMBOL FOR BRICK COLUMNS.

TYPICAL SYMBOL FOR ORNAMENTAL IRON FENCE PANELS AND POSTS.



**SITE PLAN - PROJECT TX027-004**  
SCALE: 1" = 40'-0"

**SCOPE OF WORK**

PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY AND REQUIRED FOR THE COMPLETE FABRICATION, CONSTRUCTION AND INSTALLATION OF THE NEW ORNAMENTAL IRON AND BRICK COLUMN PERIMETER FENCING SECTIONS, TO THE EXTENTS INDICATED AT THE SITE PLAN, WITH EACH SECTION CONSTRUCTED AND INSTALLED AS DETAILED ABOVE, AS NOTED TO THE LEFT AND AS SPECIFIED BELOW.

**SPECIFICATIONS AND GENERAL NOTES**

01. ACCURATELY LOCATE ALL OVERHEAD AND ALL BELOW GRADE UTILITIES (ELECTRICAL, TELEPHONE, TELEVISION CABLE, GAS, WATER, SANITARY AND STORM SEWERS, ETC.) AND AVOID ALL AT ALL TIMES OF ALL WORK.
02. THE ORNAMENTAL IRON FENCE PANELS SHALL BE FABRICATED AS FOLLOWS:
  - a. THE PICKETTS EACH SHALL BE OF 3/4" x 3/4" x 16 GAUGE SQUARE STEEL TUBE WITH A 4" HIGH LOW STAGGER CRAMPED BEAR DESIGN TOP AND EACH AT 0" O.C.
  - b. THE TOP AND BOTTOM RUNNER EACH SHALL BE OF 2" x 1" x 1/8" THICK STEEL BAR CHANNEL (7" LED INSTALLED POINTING DOWNWARD AT EACH) AND EACH CENTER LINE PUNCHED WITH 25/32" SQUARE HOLES AT 0" O.C. (TO RECEIVE THE PANEL PICKETTS).
  - c. AT THOSE ORNAMENTAL IRON FENCE PANEL ENDS THAT WILL ABUT A BRICK COLUMN, PROVIDE AND INSTALL A PANEL END (JAMB) TUBE AS SHOWN AT THE DETAILS. THE PANEL END (JAMB) TUBES EACH SHALL BE OF 2" x 2" x 1/4 GAUGE SQUARE STEEL TUBE. OMIT THIS PANEL END (JAMB) TUBE FROM THE END OF ANY ORNAMENTAL IRON FENCE PANEL THAT WILL ABUT AN ORNAMENTAL IRON POST.
03. THE ORNAMENTAL IRON FENCE POSTS SHALL EACH BE OF 3" x 3" x 11 GAUGE SQUARE STEEL TUBE, EACH WITH A PRESSED STEEL CAP WELDED INTO PLACE.
04. ALL CONNECTIONS AT EACH ORNAMENTAL IRON FENCE PANEL AND POST SHALL BE WELDED AND ALL VISIBLE WELDS SHALL BE GROUND SMOOTH.
05. EACH ORNAMENTAL IRON FENCE PANEL AND POST SHALL RECEIVE ONE (1) COAT OF RED OXIDE PRIMER AND TWO (2) COATS OF GLOSS BLACK INDUSTRIAL ENAMEL. ALL FIELD WELDS AND ALL GROUND AREAS SHALL BE SPOT PRIMED PRIOR TO PAINTING.
06. EACH ORNAMENTAL IRON FENCE PANEL END (JAMB) TUBE ABUTTING A BRICK COLUMN SHALL BE FIELD WELDED TO A STRAP OF 1/2" x 30" x 1/4" THICK STEEL. INSTALLED TWO (2) TIMES AT EACH BRICK COLUMN AND AS SHOWN AT THE DETAILS. REMOVE ANY EXCESS LENGTH OF EACH STRAP AS NECESSARY UPON THE INSTALLATION OF EACH FENCE PANEL. MODIFY THE STRAP LENGTH AND CONFIGURATION AS NECESSARY SO AS TO PREVENT FALL OUT AT THE BRICK COLUMNS AT THE ENDS OF THE NEW PERIMETER FENCING.
07. THE FACE BRICK SHALL BE A.S.T.M. C-216, TYPE FBS, GRADE SW AND KING SIZE IN A COLOR AND FACE (TEXTURE) SELECTED BY THE HOUSING AUTHORITY.
08. THE MASONRY MORTAR SHALL BE TYPE S, GRAY IN COLOR.
09. THE BRICK COLUMN CAPS SHALL BE PRE-CAST AND TO THE SIZE AND CONFIGURATION SHOWN AT THE DETAIL.
10. ALL BRICK COLUMN AND CAP CONSTRUCTION, UPON COMPLETION OF THE MASONRY WORK, SHALL BE PROPERLY CLEANED USING A PRODUCT SPECIFICALLY FORMULATED FOR THAT PURPOSE.
11. THE CONCRETE MIX SHALL BE A FULL FIVE (5) BAGS PER CUBIC YARD OF PLACED CONCRETE AND SHALL PROVIDE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.
12. PLACE NO CONCRETE OR MORTAR WHEN THE AIR TEMPERATURE HAS FALLEN TO, OR IS EXPECTED TO FALL TO OR BELOW 40 DEGREES (F.) WITHIN 24 HOURS.
13. THE REINFORCING STEEL SHALL BE A.S.T.M. A-616, GRADE 40 AND DEFORMED.
14. PROPERLY BRACE ALL BRICKWORK DURING THE CONCRETE FILL PLACEMENT AT EACH BRICK COLUMN. THIS BRACING SHALL NOT BE REMOVED FOR AT LEAST 24 HOURS.
15. UPON COMPLETION CLEAN UP AND REMOVE FROM THE SITE ALL DEBRIS, TRASH, ETC. GENERATED BY THIS WORK. LEVEL AND FINE GRADE ALL AREAS OF DISTURBED SOIL.



**CAMERON ALREAD, ARCHITECT INC.**  
209 W. EIGHTH STREET, FORT WORTH, TEXAS 76102  
PHONE (817) 332-6231 / FAX (817) 335-9686  
MEMBER - AMERICAN INSTITUTE OF ARCHITECTS



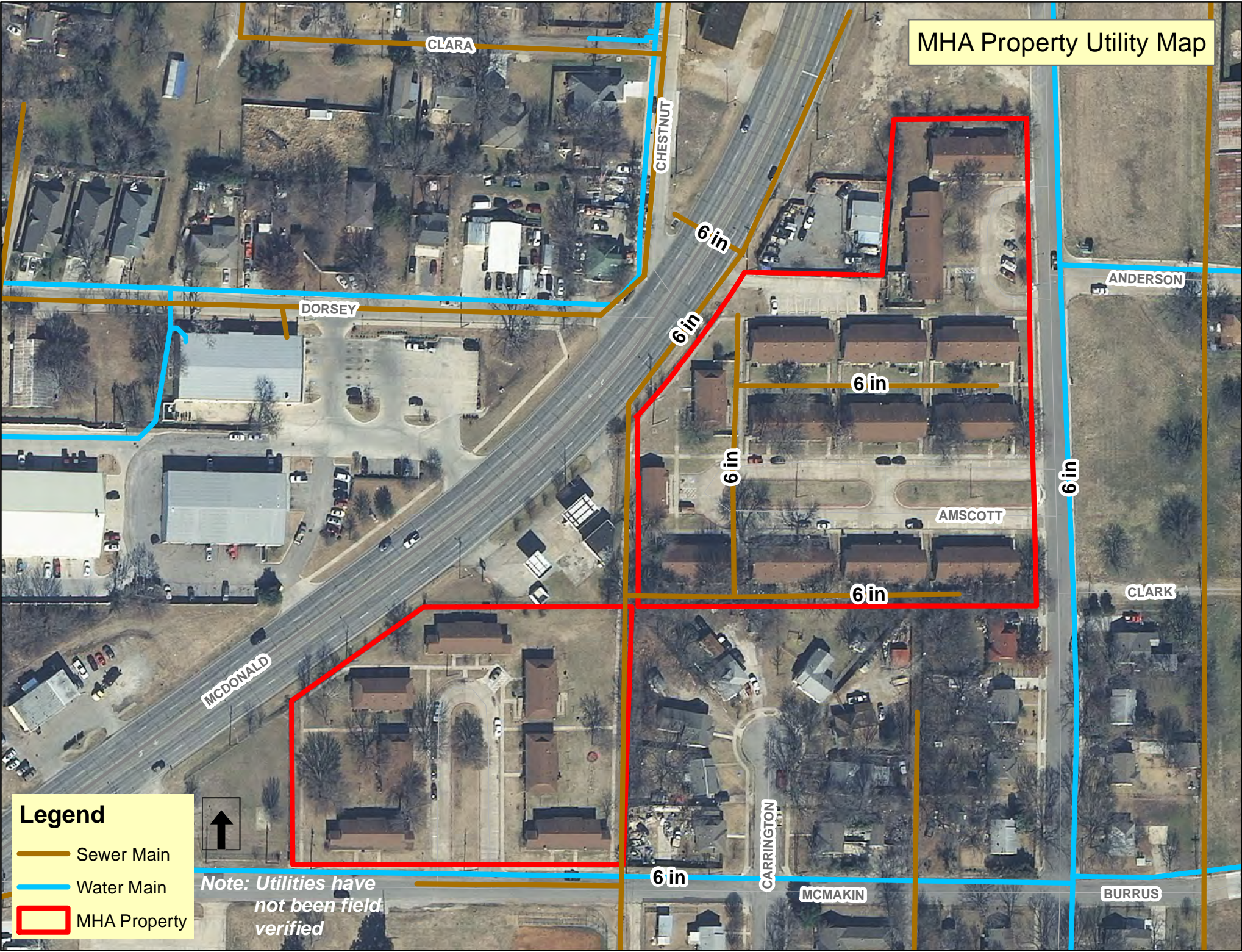
**A NEW PERIMETER FENCE**  
AT  
**PROJECT TX027-004**  
FOR THE HOUSING AUTHORITY OF THE CITY OF  
**McKINNEY, TEXAS**

14 NOV. 1999


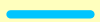

SHEET  
**ONE**  
OF  
**ONE**  
SHEET



# MHA Property Utility Map



## Legend

-  Sewer Main
-  Water Main
-  MHA Property



Note: Utilities have not been field verified

## Operating Budget

Housing Authority of the City of McKinney

Project Number TX027001

Number of Units

201

PUM

2412

Fiscal Year

06/30/2014

EUM

Original

X

Revision

Date completed

		PUM	PUM	Budget Estimates	HUD Modifications
		2013	2014	2013	
<b>Operating Receipts</b>					
3110	Dwelling Rent	123.55	175.38	423,017	
3120	Excess utilities	3.73	0.00	-	
3190	Nondwelling Rent		3.73	9,000	
	<b>Total Rental Income</b>	127.28	179.11	432,017	
3610	Interest	0.09	0.08	187	
3690	Other Tenant Income	9.12	8.36	20,170	
3695	Other Misc Income	52.24	2.23	5,371	
3695	Waived PILOT	0.00	0.00	-	
3691/3694	CFP 1406	21.25	17.06	41,145	
	<b>Total Operating Receipts</b>	209.98	206.84	498,889	
<b>HUD Contributions</b>					
8020	Subsidy		0.00		
	Subsidy		0.00		
			0.00		
	8020 Subsidy - based on 2011 estimated	292.42	313.46	756,060	
	8020 less 18% HUD decrease HUD funding 82%		-31.35	(75,606)	
	<b>Total HUD Contributions</b>	292.42	282.11	680,454	
	<b>Total Operating Income</b>	502.40	488.95	1,179,343	
<b>Operating Expenditures</b>					
<b>Administration</b>					
4110	Administrative Salaries	69.04	60.30	145,440	
4130	Legal Expense	17.41	11.42	27,540	
4140	Staff Training	4.15	3.84	9,265	
4150	Travel	9.62	4.08	9,831	
4170	Accounting Fees	2.53	2.37	5,706	
4171	Auditing Fees	4.56	8.71	21,000	
4190	Other Administrative Expense	46.62	19.03	45,911	
4182	Employee Benefits- Admin	19.54	16.17	39,000	
	<b>Total Administrative Expense</b>	173.47	125.91	303,692	
<b>Tenant Services</b>					
4210	Salaries	0.00	0.00	-	
4220	Recreation, Publication and Other Services	1.55	0.30	734	
4230	Contract Costs, Training and Other	0.00	0.00		
4290	Resident Participation	0.00	1.81	4,372	
	<b>Total Tenant Services Expense</b>	1.55	2.12	5,106	
<b>Utilities</b>					
4310	Water	22.60	15.90	38,353	
4320	Electricity	12.85	10.44	25,184	
4330	Gas	1.16	1.19	2,877	
4350	Labor	0.00	0.00		
4390	Other Utilities Expense	21.93	15.57	37,546	
	<b>Total Utilities Expense</b>	58.54	43.10	103,962	
<b>Ordinary Maintenance and Operations</b>					
4410	Labor	80.22	91.53	220,776	
4420	Materials	13.89	31.53	76,046	
4430	Contract Costs	39.66	44.38	107,044	
4443	Employee Benefits- Maint	20.45	24.53	59,174	
4431	Garbage and Trash Removal	19.49	16.44	39,644	
	<b>Total Ordinary Maintenance &amp; Operation Expense</b>	173.69	208.41	502,684	
<b>Protective Services</b>					
4460	Labor		0.00		
4470	Materials		0.00		
4480	Contract Costs	9.70	7.27	17,539	
	<b>Total Protective Services Expense</b>	9.70	7.27	17,539	
<b>General Expenses</b>					
4510	Insurance	13.23	12.43	29,990	
4520	Payments in Lieu of Taxes	7.41	13.60	32,806	
			0.00		
4540	Unemployment	9.95	2.83	6,816	
4570	Collection Losses	6.84	8.88	21,409	
4120	Compensated Absences	4.15	5.84	14,085	
	<b>Total General Expense</b>	41.58	43.58	105,106	
	<b>Total Routine Expenditures</b>	458.53	430.38	1,038,089	
<b>Nonroutine Expenditures</b>					
4610	Extraordinary Maintenance		0.00	-	
4620	Casualty Loss				
7520	Replacement of Nonexpendable Equipment		0.00	-	
7540	Property Betterments and Additions		0.00	-	
	<b>Total Nonroutine Expenditures</b>	0.00	0.00	-	
	<b>Total Operating Expenditures</b>	458.53	430.38	1,038,089	
	<b>Profit or Loss Requested Budget Year</b>	43.87	58.56	141,255	

**PROVISION FOR ESTIMATED OR ACTUAL OPERATING RESERVES AT FISCAL YEAR END**

Actual Operating Reserve at End of Previous Fiscal Year	2012	183,706
Estimated Provision for Operating Reserve - Current Budget Year	2013	418,009
Operating Reserve at End of Current Budget Year (Check one)	2013	601,714
Provision for Operating Reserve - Requested Budget Year Estimated for FYE	2014	141,255
Operating Reserve at End of Requested Budget Year Estimated for FYE	0.72 2014	542,969
Funds reserved for RAD project		200,000
	total	742,969

Title Executive Director

Signature \_\_\_\_\_ Date \_\_\_\_\_

**HOUSING AUTHORITY OF THE  
CITY OF MCKINNEY, TEXAS**

**FINANCIAL REPORT**

**JUNE 30, 2012**

## **BASIC FINANCIAL STATEMENTS**

**HOUSING AUTHORITY OF THE CITY OF MCKINNEY, TEXAS**  
**STATEMENT OF NET ASSETS**  
**JUNE 30, 2012**

**ASSETS**

**CURRENT ASSETS**

Cash and cash equivalents - unrestricted	\$	247,282
Investments		39,642
Accounts receivable - HUD		47,330
Accounts receivable - PHA projects		66,429
Accounts receivable - other		11,141
Prepaid expenses		1,925
Inventory		25,414
		25,414

<b>Total current assets</b>		439,163
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**RESTRICTED ASSETS**

Cash and cash equivalents - HAP payments		215,622
Cash and cash equivalents- tenant security deposits		26,455
		26,455

<b>Total restricted assets</b>		242,077
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**CAPITAL ASSETS**

Land		102,034
Buildings		11,722,836
Furniture, equipment and machinery		508,605
Leasehold improvements		215,523
Construction in progress		175,707
		12,724,705

Accumulated depreciation		(9,678,516)
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<b>Total capital assets</b>		3,046,189
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<b>TOTAL ASSETS</b>	<b>\$</b>	<b>3,727,429</b>
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The Notes to Financial Statements are an integral part of this statement.

## LIABILITIES AND NET ASSETS

### CURRENT LIABILITIES

Accounts payable	\$ 87,344
Accounts payable - other government	16,845
Accrued wages and payroll taxes payable	12,533
Tenant security deposits	26,455
Accrued compensated absences	2,744
Deferred revenues	72,516
Other current liabilities	31,168

**Total current liabilities** 249,605

### NONCURRENT LIABILITIES

Noncurrent liabilities - other	9,600
Accrued compensated absences	24,696

**Total noncurrent liabilities** 34,296

**TOTAL LIABILITIES** 283,901

### NET ASSETS

Invested in capital assets, net of related debt	3,046,189
Restricted net assets	215,622
Unrestricted net assets	181,717

**TOTAL NET ASSETS** \$ 3,443,528

**HOUSING AUTHORITY OF THE CITY OF MCKINNEY, TEXAS  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS  
YEAR ENDED JUNE 30, 2012**

<b>OPERATING REVENUES</b>	
Net tenant rental revenue	\$ 323,195
HUD operating grants	2,897,849
Other revenue	829,341
	<hr/>
<b>Total operating revenues</b>	<b>4,050,385</b>
	<hr/>
<b>OPERATING EXPENSES</b>	
Administrative	777,564
Tenant services	9,129
Utilities	142,645
Maintenance and operations	492,963
Protective services	23,814
General	114,771
Housing assistance payments	2,559,443
Depreciation	306,985
	<hr/>
<b>Total operating expenses</b>	<b>4,427,314</b>
	<hr/>
<b>Operating loss</b>	<b>(376,929)</b>
	<hr/>
<b>NON-OPERATING REVENUES</b>	
Gain on disposal of inventory	80
Investment income	551
	<hr/>
<b>Total non-operating revenues</b>	<b>631</b>
	<hr/>
<b>Loss before capital grants</b>	<b>(376,298)</b>
	<hr/>
<b>HUD CAPITAL GRANTS</b>	<b>105,394</b>
	<hr/>
<b>Change in net assets</b>	<b>(270,904)</b>
	<hr/>
<b>NET ASSETS, at July 1, 2011</b>	<b>3,714,432</b>
	<hr/>
<b>NET ASSETS, at June 30, 2012</b>	<b>\$ 3,443,528</b>
	<hr/> <hr/>

The Notes to Financial Statements are an integral part of this statement.



**HOUSING AUTHORITY OF THE CITY OF MCKINNEY, TEXAS  
STATEMENT OF CASH FLOWS  
YEAR ENDED JUNE 30, 2012**

**CASH FLOWS FROM OPERATING ACTIVITIES:**

Dwelling rent receipts	\$ 355,226
Operating subsidy and grant receipts	2,888,266
Other income receipts	855,872
Payments to vendors	(934,392)
Payments to employees	(683,837)
Housing assistance payments	(2,559,443)

**Net cash used in operating activities** (78,308)

**CASH FLOWS FROM INVESTING ACTIVITIES:**

Investment income	<u>436</u>
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**Net cash provided by investing activities** 436

**CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:**

Capital grants receipts	105,394
Capital asset purchases	<u>(127,491)</u>

**Net cash used in capital and related financing activities** (22,097)

**Net decrease in cash** (99,969)

**Cash and cash equivalents, beginning of year** 589,328

**Cash and cash equivalents, end of year** \$ 489,359

**RECONCILIATION TO STATEMENT OF NET ASSETS:**

Cash and cash equivalents - unrestricted	\$ 247,282
Restricted assets - cash and cash equivalents	<u>242,077</u>

\$ 489,359

The Notes to Financial Statements are an integral part of this statement.

**HOUSING AUTHORITY OF THE CITY OF MCKINNEY, TEXAS  
STATEMENT OF CASH FLOWS (CONTINUED)  
YEAR ENDED JUNE 30, 2012**

**RECONCILIATION OF OPERATING INCOME TO NET CASH  
PROVIDED BY OPERATING ACTIVITIES**

Operating loss	\$	(376,929)
Adjustments to reconcile operating loss to net cash provided by operating activities		
Depreciation		306,985
Changes in asset and liability accounts		
(Increase) decrease in assets:		
Accounts receivable-grants		(9,583)
Accounts receivable-other		32,031
Prepaid expenses and other assets		2,789
Inventory and assets held for resale		38,044
Increase (decrease) in liabilities:		
Accounts payable		(65,370)
Accounts payable-other government		(3,547)
Security deposits payable		2,153
Accrued wages and payroll taxes payable		1,203
Accrued compensated absences		(29,358)
Other current liabilities		1,623
Other noncurrent liabilities		(4,800)
Deferred revenue		26,451
		298,621
<b>Total adjustments</b>		<b>298,621</b>
<b>Total provided by (used in) operating activities</b>	<b>\$</b>	<b>(78,308)</b>

The Notes to Financial Statements are an integral part of this statement.

**2013 Financials are currently with the auditors.**

**If you would like, we can forward a set of unaudited financials.**