



ST. JAMES CME CHURCH NEIGHBORHOOD REVITALIZATION

July 23, 2020

ADDRESSING A NEED

Executive Summary (Excerpt)

The North Texas Regional Housing Assessment (NTRHA) was created in 2016 as a consortium of 20 Dallas-Fort Worth (DFW) cities and housing authorities to respond to the Department of Housing and Urban Development's (HUD) requirement to complete an Assessment of Fair Housing.

This report documents the process and findings of the Assessment of Fair Housing for the McKinney Housing Authority (MHA). MHA is the primary provider of federally-funded housing assistance for the City of McKinney (the City), but its jurisdiction extends in a 50 mile radius from its central offices in east McKinney including the cities of Denison, Commerce, Dallas, Denton and portions of Fort Worth.

ADDRESSING A NEED CONT'D

Seven additional issues were also identified by participants in public engagement activities:

1. **Lack of affordable housing** – Rising housing costs and limited access to subsidies and assistance make it increasingly difficult for support and service workers, low-income families and persons living on fixed incomes, including seniors and persons with disabilities, to find housing.
2. **Discrimination** – Most landlords will not accept renters paying with housing subsidies. Minorities continue to feel they are directed to living in areas of higher poverty and segregation. Community opposition to the spread of affordable housing throughout the City continues, but many residents support increases in affordable, mixed-income housing throughout the community.
3. **Lack of affordable transportation** – Affordable transportation options are not widely available to support participation in work, commercial and civic life and recreation. McKinney has struggled to establish affordable transit options but is developing small, targeted and innovative solutions to support workers, low-income residents and persons with disabilities.
4. **Lack of integrated, supported, affordable housing for persons with disabilities** – Persons with disabilities find housing completely unaffordable when compared with limited and fixed incomes.
5. **Fair housing compliance by private providers** – Some brokers, home builders, landlords and other private housing providers take advantage of persons with limited knowledge of fair housing laws and do not support access to housing in lower poverty communities.
6. **Investment in and revitalization of neighborhoods** – Older, lower income neighborhoods need more investment to increase and improve the quality of public infrastructure, retail services and recreational opportunities. MHA is contributing to revitalization by redeveloping aging public housing projects in east McKinney. Rapidly increasing housing prices and property values in these areas is a challenge to continuing housing affordability.
7. **Access to fair and affordable housing information** – People need more information about their rights and opportunities to access fair and affordable housing.

QUICK FACTS ABOUT THE PROPERTY

- 5 properties located along Hwy 5/McDonald (to be replatted); includes one distressed property that was a former barber shop (500 North McDonald)
- Commercial zoning in Town Center zoning area
- Clear property title on all properties
- Total of 15,602 sq. ft (.3582 acres)



PROPOSED DEVELOPMENT

- Develop 1-bedroom affordable duplex properties that target rental market of at least 60% low to very low-income elderly persons
 - 2020 Metropolitan Statistical Area (MSA) Section 8 Income Limits range between \$18,100 – \$48,300 for 1 person
- Goal – 8 units total
- Project Cost - \$1,222,106; Current Value per CAD - \$222,106
- Support services located between walking distance and 2 mile radius – Grocery store; Meals on Wheels; Food pantry; Public library; Houses of worship

DEVELOPMENT TIMELINE

- Property Replat – 7/30/2020
- Concept Plan and Design – 9/01/2020 – Including establishment of LLC
- Construction Begins - 03/01/2021
- Construction Completed - 11/01/2021
- Lease Up Commences - 12/01/2021
- Lease Up Completed - 02/01/2022

PROPOSED FUNDING SOURCES

FUNDING SOURCE	AMOUNT	GRANT DATE	STATUS
Member Financing – Independent Bank - Permanent Loan	\$400,000	In consideration with FHLB award	Requested
St James CME Church	\$222,106	Owner Equity	Committed
Foundations - Various	\$200,000	Ongoing	Letter of inquiry in progress
Other – McKinney Community Development Corporation	\$150,000	June 30, 2020	Letter of inquiry in progress
Other – McKinney Alliance	\$150,000	Ongoing	Letter of inquiry in progress
Federal Home Loan Bank (FHLB) Grant	\$ 80,000	May 14, 2020	Requested
CDBG	\$20,000	Ongoing	Letter of inquiry in progress
TOTAL	\$1,222,106		



THANK YOU!

William T. Spearman, Pastor
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