



Sphinx at Throckmorton/9% tax credit
Housing & Community Development

TO: Paul Grimes, City Manager
FROM: Janay Tieken, Housing & Community Development Manager
DATE: 17 January 2017
SUBJECT: Sphinx at Throckmorton

- 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;*
Sphinx at Throckmorton is a 124 unit, mixed-income, mixed-use multifamily development, to be located at 820 E. University Drive, McKinney, Texas, 75069. The project will also have 13,600 sf of commercial and retail space. The site is located in Council District #1. The project is not located one linear mile or less from an existing tax credit development serving the same type of household. See attached map for location with respect to other tax credit properties.
- 2. Housing needs characteristics;*
There are currently 1,992 tax credit units in McKinney, still offering affordable rents. This is one unit for every 80 people in the City of McKinney. This is 4% of all housing in McKinney. Based on a 2020 projected population of 180,300, to maintain McKinney's current supply of housing for this segment of the workforce, 2,997 units of affordable housing will be needed. This is an additional 1,005 units of affordable housing needed by 2020. (TDHCA; American FactFinder; TX State Data Center)
- 3. Project characteristics, including whether the project includes the use of existing housing as part of a community revitalization plan;*
The proposed development will have 10 units at 30% of the AMI (\$21,500 family of 4) and 35 units at 50% of AMI (\$35,850 family of 4) and 43 units at 60% of AMI (\$43,020 family of 4). The remaining 37 units will be market rate.

The project does include the use of a proposed Concerted Revitalization Plan.

- 4. Sponsor/developer characteristics and experience, and list the name, including company name, of the contact person, with address and telephone number, and the identification of those persons providing developmental or operational services to the development, including: (a) development owner (b) architect (c) attorney (d) tax professional (e) property management consultant (f) consultant (g) market analyst (h) tenant services provider (i) syndicator (j) real estate broker or agent or a person receiving a fee in connection with services usually provided by a real estate broker or agent (k) the owners of the property on which the development is located (l) developer (m) the builder or general contractor;*
Owner: SDC Throckmorton Villas, LP

The proposed ownership structure consists of: General Partner Throckmorton Villas Development GP, LLC whose sole member is the East Dallas Community Development Corporation (EDCO) (.01%). Sphinx Development Corporation is the co-developer, a Dallas based real estate development company committed to affordable housing, with specialization in LIHTC products under Section 42 of the Internal Revenue Code. Development experience goes back to the mid-1980s, with major and recent accomplishments of more than 1,409 housing units within ten (10) projects. SDC has collaborated/joint-ventured on more than 2,000 units in the State of Texas

Main contact: Jidefor “Jay” O. Oji, Sphinx Development Corporation, 3030 LBJ Freeway, Suite 1350, Dallas, TX 75234, P: 214.342.1400 ext. 225, C: 214.505.5322

Contractor: SDC Construction, LLC, Adolphus Oji, PE, 3030 LBJ Freeway, Suite 1350, Dallas, TX 75234, 214.342.1400 ext. 233

Architect: Robert W. Lamkin, AIA, HLR Architects, 14881 Quorum Dr., Suite 550, Dallas, TX 75254
972.726.9400

Managing Agent: Sphinx Residential, LLC, Charles Payne, 3030 LBJ Freeway, Suite 1350, Dallas, TX 75234, 214.342.1400 ext. 235

Current Property Owners: McKinney First Baptist Church

5. *Whether the anticipated tenant population includes individuals with special housing needs;*
The anticipated tenant population may include but does not specify persons with special housing needs.
6. *McKinney Housing Authority (“MHA”) waiting lists, and whether the development is supported by MHA;*
At their 11/29/16 Board meeting, the McKinney Housing Authority acknowledged the need for additional affordable housing in McKinney and supported the Sphinx development as long as it does not interfere with redevelopment efforts of existing MHA properties. The MHA waiting list currently consists of:

Public Housing: 657
Housing Choice Voucher (Section 8): 365
7. *Whether the anticipated tenant population includes individuals with children;*
The proposed development includes (37) 1-bd units, (62) 2-bd units and (25) 3-bd units and is not limited to seniors, so may include individuals with children.
8. *Whether the project is intended for eventual tenant ownership;*
The project is a rental development and must remain so through the end of the TDHCA compliance period – at least 15 years.
9. *The energy efficiency of the project;*
The development contains water and energy conserving features.
10. *The historic nature of the project, including an evaluation of anticipated impact of the development on City historical areas, sites, buildings, or other structures;*
The site is not a historic site and is not adjacent to any historic sites.

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 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;*
 For 2016, 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 160,000 and there are 1992 tax credit units for a total of .014 units per capita. This is 1.6x 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 the 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;*
 Notifications: (a) there is no neighborhood association on record with the State or Collin County. (b) Superintendent and presiding officer board of trustees of MISD have been notified (c) the Mayor and Councilmembers have been notified (d) Collin County Commissioners Court and County Judge have been notified (e) the state Senator and state Representative have been notified.
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;*
 The subject property is currently zoned "ML" and "RG18". The development is consistent with the City of McKinney's Comprehensive Plan and housing priorities. The development is located in TIRZ #1. A Project Plan goal of the TIRZ #1 is, "Mixed-Income Housing -- Funding to encourage and assist in the creation of new affordable, workforce and mixed-income housing inside or outside the Town Center TIRZ is included." (TIRZ #1 Project Plan)
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 applicant is in the process of seeking the appropriate zoning from "ML" and "RG18" to PD Planned Development. The project was tabled at the 12/13/16 P&Z meeting to await the outcome of the City Council meeting on 1/17/17. The applicant's release and Hold Harmless Agreement, in the event that appropriate zoning is denied, is attached.
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;*
 The development is not financed through private activity 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;*
 The development complies with accessibility standards required under Section 504 of the Rehabilitation Act of 1973.

17. *An evaluation of the 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; and*
An evaluation of the anticipated impact of the development on City services and related infrastructure is attached.
18. *An evaluation of compliance with City health and safety codes.*
The development will comply with health and safety codes.

Attachment #17
VIEWTECH INC

4205 BELTWAY DRIVE ADDISON TEXAS 75001-3704
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FAX 972 661-8172
E-mail: vl@vtinc.net

November 7, 2016

Ms. Janay Tieken
McKinney Housing Finance Corporation
314 S. Chestnut, #101
McKinney, Texas 75070

Re: Impact on City Services
Sphinx at Throckmorton Villas
Mixed Use Development
Intersection of US 380 with Throckmorton Street
McKinney, Texas

Ms. Tieken:

The purpose of this letter is provide an approximate evaluation of the anticipated impact of the referenced development on the City of McKinney public services and related infrastructure. Please consider the following:

- **Solid Waste**
A private solid waste disposal company will be engaged to dispose of all solid waste generated by the development.
- **Water**
Landscape irrigation water, domestic water and fire protection water will be required to support the development. In that regard, an improvement to the existing water line in Throckmorton will be required. Development plans will indicate the water line improvement.
- **Waste Water**
It has been determined that existing capacity of the waste water disposal system for the development is adequate. No off-site waste water improvements will be required as a result of the development.
- **Storm Water**
It has been determined by a preliminary flood study that additional valley storage in the form of underground concrete vaults will be required for the purpose of modifying the existing regulatory agency flood plain to a flood plain suitable for accommodating the proposed development. The preliminary flood study was submitted to city staff and preliminary approval was granted. Final approval will be subject to review and acceptance of the final flood study.
- **Traffic**
City staff has stipulated that a TxDOT standard deceleration lane be provided on the east bound lane of US Hwy 380 at the proposed approach into the development. That work will be prepared and submitted to the City and TxDOT for review and acceptance. A possible right turn lane on Throckmorton Street at it's intersection with US Hwy 380 may be required. If so, that work will be prepared and submitted to the City and TxDOT for review and acceptance.

VIEWTECH

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- Environmental
In meetings with the city arborist, specific rules and regulations concerning the removal of existing trees have been explained. The site plan will comply with the existing rules and regulations as it relates to the removal of existing trees. In order to preserve the limit of the existing banks along the existing east/west water course that bisects the property, an erosion resistant vertical city standard wall will be constructed along both banks of the water course. An environmental assessment study of the existing east/west water course will be performed. Any environmentally sensitive areas will be determined and properly mitigated.

Please call with any questions.

Sincerely,



Victor Lissiak, Jr., P.E.
VL:nb

Viewtech Firm Registration Number F-2658

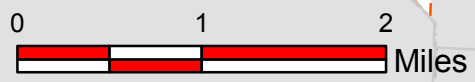
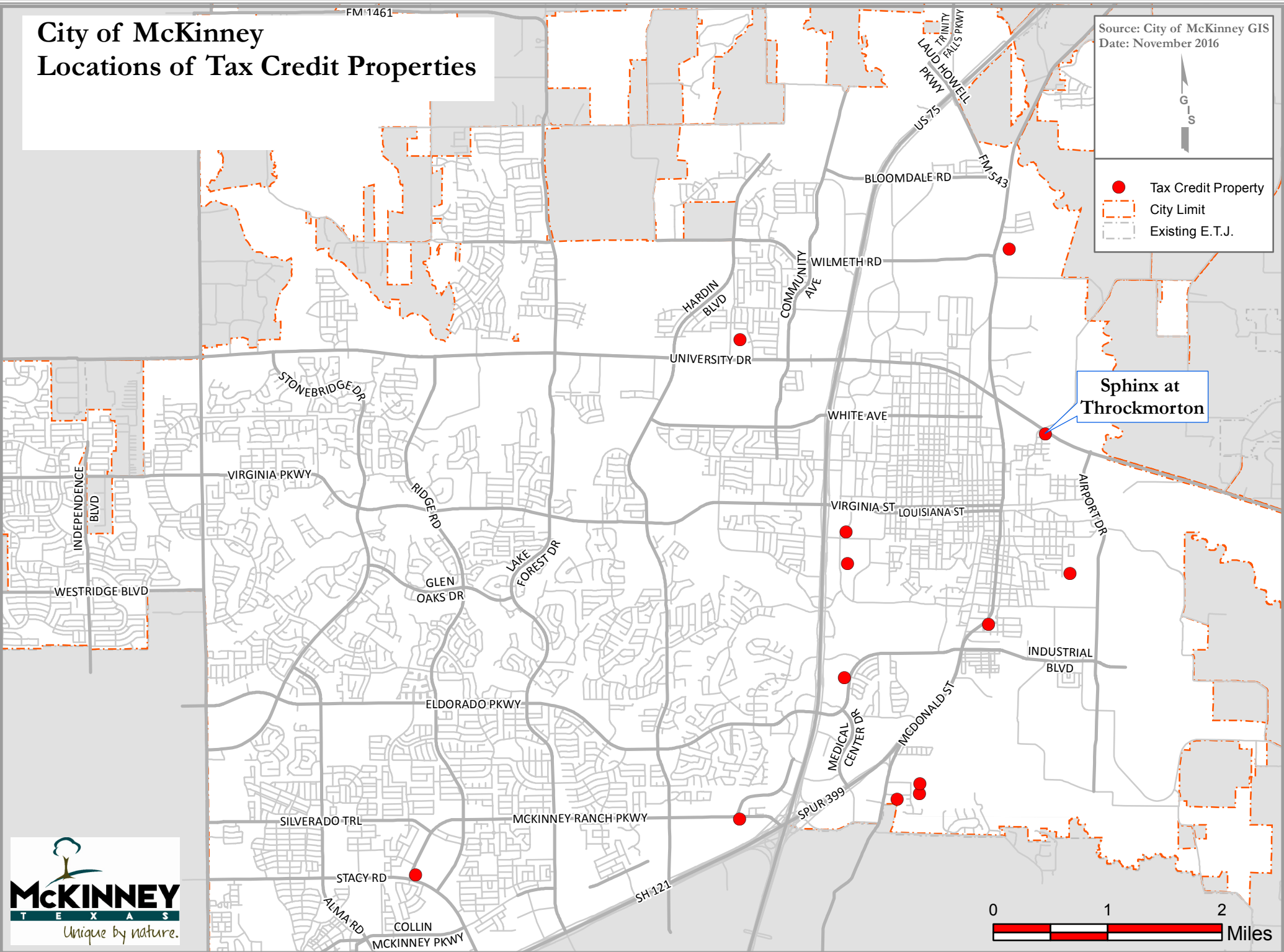
City of McKinney Locations of Tax Credit Properties

Source: City of McKinney GIS
Date: November 2016



- Tax Credit Property
- City Limit
- Existing E.T.J.

Sphinx at Throckmorton



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

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