



PLANNING DEPARTMENT

NEIGHBORHOOD EMPOWERMENT ZONE  
IMPACT FEE  
WAIVER PROGRAM APPLICATION

OWNER INFORMATION

NAME: McKinney Housing Authority  
Roslyn Miller

PHONE: (972) 542-5641

ADDRESS: 1200 N. Tennessee Street

FAX: (972) 562-8387

CITY McKinney STATE Texas ZIP 75069

E-MAIL ADDRESS rmiller@mckinneyha.org

Within the Neighborhood Empowerment Zone (NEZ), new single family, multi-family, non-residential, or vertically integrated mixed-use construction commencing on a lot of record may be eligible to receive impact fee waivers provided that the design and completion of the new construction meets the eligibility criteria as described in Ordinance No. 2013-11-110. Prior to construction, an application shall be made to the Historic Preservation Officer (HPO), who shall determine whether the proposed construction is eligible for the waiver of impact fees per Ordinance No. 2013-11-110. The HPO shall make an eligibility recommendation to City Council for consideration/approval/denial for all multi-family projects and any non-residential or mixed-use projects that have anticipated impact fees in excess of \$50,000 within the NEZ. The HPO shall make a determination/recommendation of eligibility for impact fee waivers based, in part, on the eligibility criteria and the "Guidelines for New Construction in the NEZ."

Impact fees shall be collected at the time of building permit issuance and remitted to the owner upon completion and final inspection of compliant construction.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specific or not. The granting of a Certificate of Eligibility does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. All work is subject to verification through approved final inspections.

SIGNATURE: [Signature]  
(Owner or Legal Representative)

DATE: 01/4/18

For Office Use Only:

Case # \_\_\_\_\_ Date Rec'd: \_\_\_\_\_

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Must Complete Both Pages

17-00-12 Site Plan  
Permits not issued



1200 N. Tennessee St.  
McKinney, TX 75069

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McKinneyha.org

## McKinney Housing Authority

January 9, 2018

City of McKinney  
Attn: Guy Giersch  
ggiersch@mckinneytexas.org

RE: Merritt Homes – NEZ Program Application Letter of Intent

Mr. Giersch:

The following serves as a letter of intent on behalf of the McKinney Housing Authority to apply for NEZ funding.

- Development Owner: McKinney Housing Authority, 1200 North Tennessee Street McKinney TX 75069. Roslyn Miller – Executive Director, (972) 542-5641.
- Development Name and Location: Merritt Homes is an existing multifamily project with 86 units located on the West side of McDonald (Hwy 5) and East of Tennessee Street where it is intersected by W White Avenue. It is owned by the Housing Authority of the City of McKinney.
- The new development will consist of 136 units in 8 residential buildings and 1 non-residential building. Residential – 128,232 square feet and Non-Residential – 4,922 square feet.
- The project will be built as one phase.
- The project site is approximately 10.05 acres of land.

The McKinney Housing Authority's mission is to provide quality, safe, and affordable housing. Merritt is no longer a quality or safe place for the residents of McKinney to live. While still affordable, this aspect is being threatened as well. Merritt's current method of maintaining affordability, Public Housing, may also be the greatest threat to its own long term viability. Under this program, outside of the modest tenant rents, the project is completely dependent on HUD for funding. It is not allowed to take on private debt and/or raise private equity. The catch is that HUD has steadily decreased the annual funding and currently does not provide enough money to cover needed capital expenditures. The end result is that each year more and more units will go off line due to needed repairs and that offline count will grow substantially in the coming years. This will reduce the overall availability of affordable senior housing and force seniors to move to more expensive properties. With the help of the NEZ funding, we can not only maintain the affordability for the 86 residents there now, but will actually expand that to help 136 families secure an affordable place to live. This will be done by demolishing the current units and building all new 136 units on the same site. Also, this increased number will be locked in for a minimum of 35 years. Additionally, the new Merritt will have many amenities (at no charge) on-site that currently a resident would have to go elsewhere and pay for on their own. Lastly, with the increased common area, supportive services will be able to take place (at no charge to the resident) on-site.

Sincerely,

*Roslyn Miller*  
Executive Director

### McKinney Housing Authority Board of Commissioners

Brenda Carter – Chairperson  
Ada Simmons – Vice Chairman

Justin Beller - Commissioner  
Debbie Roberts – Resident Commissioner

Tyree Byndom - Commissioner