



Housing Solutions Alliance

A Partnership for the Redevelopment of Housing for the Families of McKinney

August 1, 2012



Agenda

- Introduction
- McKinney Housing Authority profile
- NRP Group
- Housing Solutions Alliance
- Strategic Plan Process
- Role of Stakeholders
- Goals and Timeline



Team

- The NRP Group, LLC
- Housing Solutions Alliance, LLC
- Pogue Engineering & Development Co., LLC
- SGB Architects, LLC
- NRP Contractors, LLC
- NRP Management, LLC
- Coats Rose Law Firm

Sites: Newsome Homes

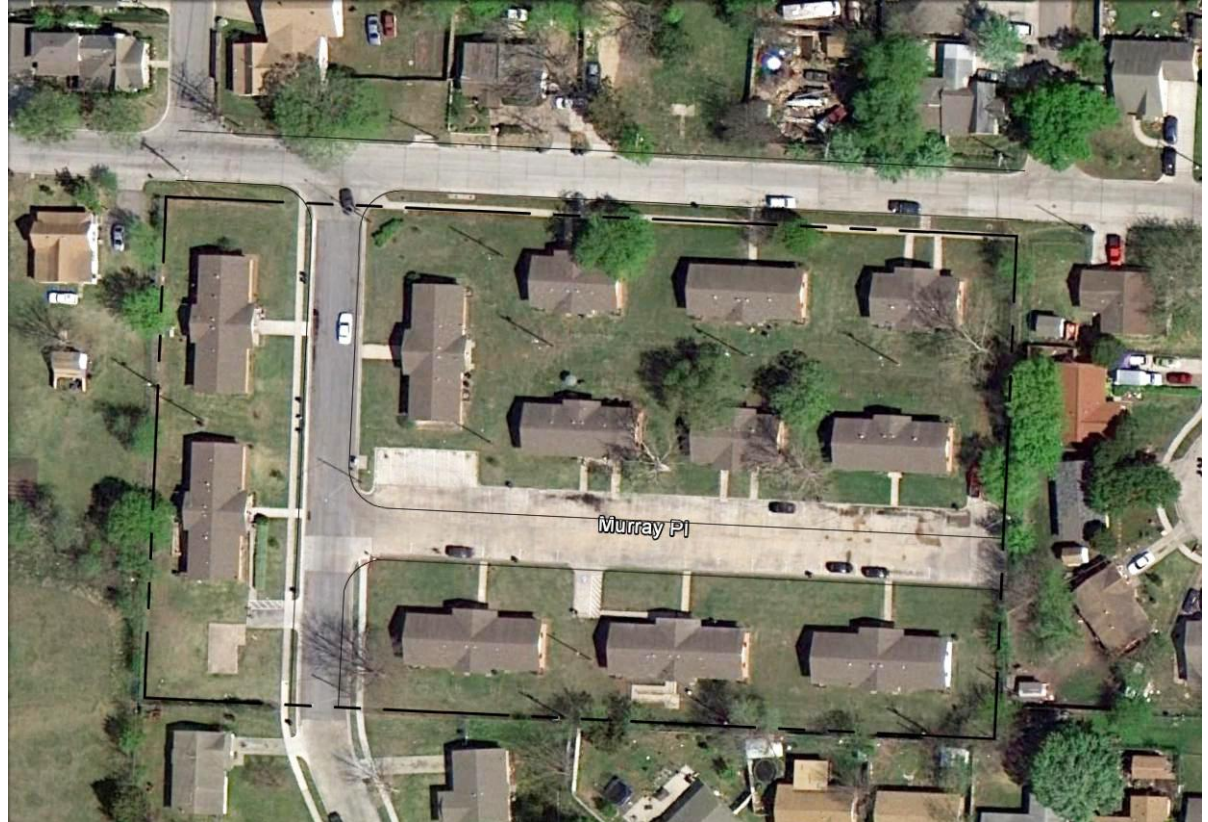
- Built-1966
- 64 units
- Single story



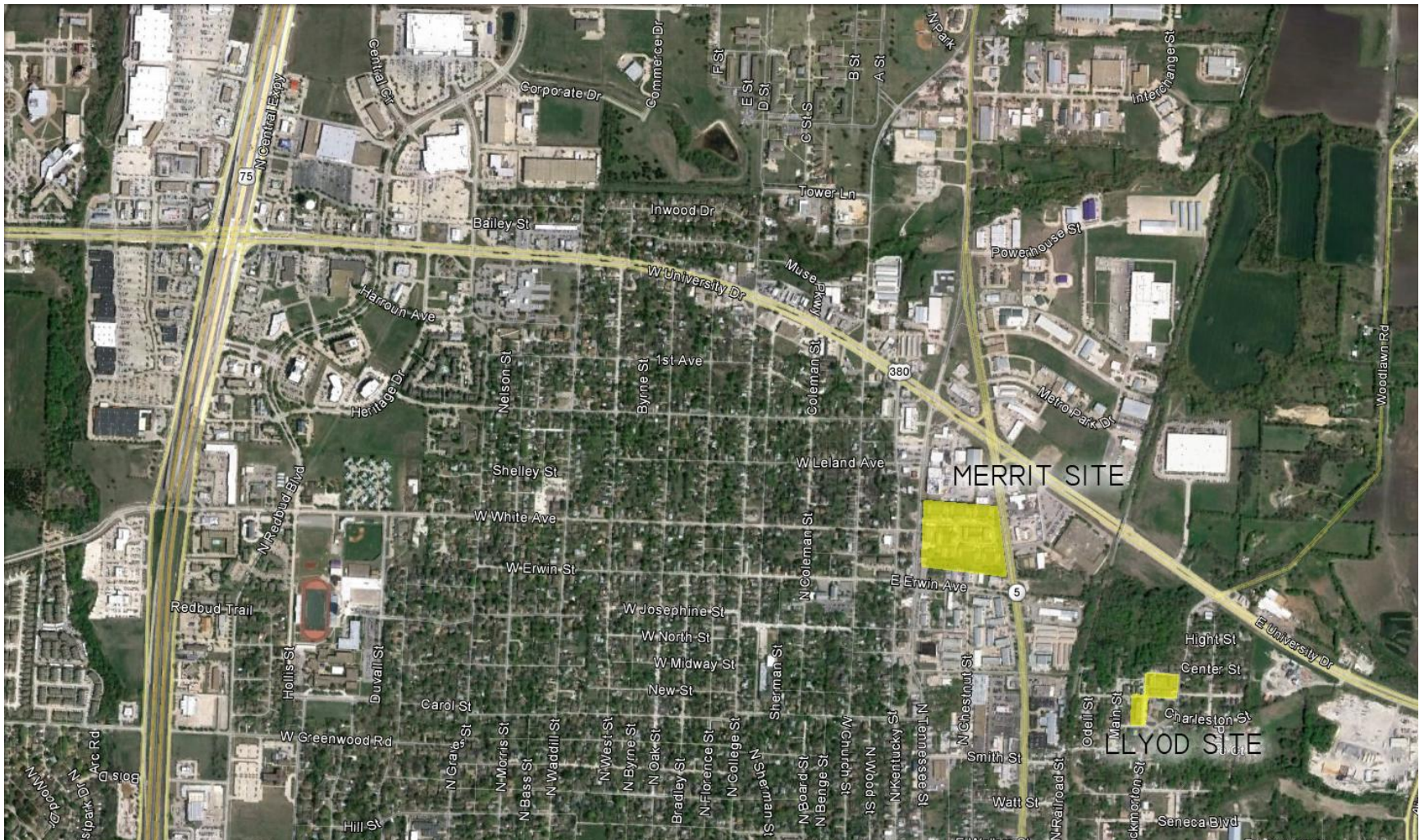


Sites: Cockrell Homes

- Built 1958
- 24 units
- Single story



Sites: Merrit and Lloyd Owens





Sites: Lloyd Owens

- Built 1956
- 26 units
- 1 and 2 story



Sites: Merritt Homes

- Built 1951
- 86 units
- 1 & 2 story
- Prominent location
- Available property to east



Existing Conditions



THE NRP GROUP - RELEVANT EXPERIENCE

QUICK FACTS

- Full-service real estate company founded in 1994 (Development, General Contracting and Property Management)
- More than 275 years of collective executive team experience and 450 employees nationwide
 - TX – 202 Employees
 - SA – 80 Employees
- Developed over 17,000 units in 12 states, and manages 10,000+ residential units
 - 6,576 units in Texas

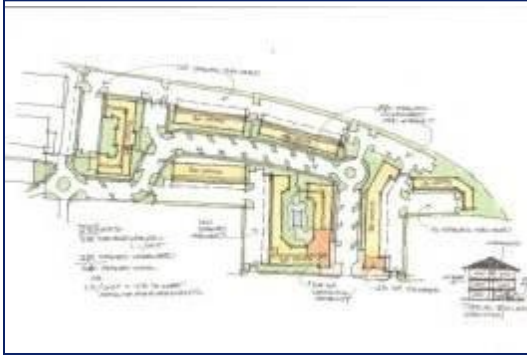


A TEXAS DEVELOPER

- National Presence: Texas, Arizona, Florida, Indiana, Louisiana, Michigan, New Mexico, New York, North Carolina, Ohio, Pennsylvania, South Carolina, and Virginia
- One of the Top 7 Multi-Family Developers in the United States
- The No. 1 Affordable Housing Developer in the nation

OUR COMPANY

RANKED NO. 1 AFFORDABLE HOUSING DEVELOPER IN THE COUNTRY BY AHF MAGAZINE



DEVELOPMENT - *The NRP development team handles every aspect of development from concept to completion*

- With every new development, the team reviews and details the many elements that contribute to success: site selection and zoning, market studies, and designs that combine the most desirable features for each market.

- NRP partners with local governments, financial institutions and neighborhood organizations on its many multi-family, single-family infill, and senior housing.

- Public partners in addition to SAHA include Beaumont Housing Authority, Corpus Christi Housing Finance Corporation, Brooks Development Authority, Fort Worth Housing Authority, Dallas Housing Authority, Capital Area Housing Finance Corporation, San Antonio Housing Trust Finance Corporation, and the Laredo Public Facility Corporation.

CONSTRUCTION - *NRP Contractors is a full-service General Contractor providing a range of services to maximize cost efficiency and productivity*

- Licensed in 12 states, NRP Contractors has built over 17,000 multifamily and senior units across the nation and has honed its skills to place a priority on key architectural features while expediting timelines to meet objectives.

- Services include conceptual estimating, project management, design, consultation, civil engineering, architecture and budget development.

MANAGEMENT - *NRP Management is a full-service property manager overseeing 10,000 multi-family, single-family and senior rental units*

- The team includes specialists in corporate compliance, accounting, operations, marketing and leasing support as well as on-site expertise in community management, leasing and maintenance at each community.

- NRP Management provides expertise in initial lease-ups, on-going operations, market analysis, asset management, maintenance and training.



NRP TEXAS DEVELOPMENTS

San Antonio

- Haven for Hope – 140 units – San Antonio, TX
- The Mirabella – 172 units – San Antonio, TX
- The Alhambra Senior – 140 units – San Antonio, TX
- Cevallos Street Lofts – 252 units – San Antonio, TX
- Villas at Costa Cadiz – 172 units – San Antonio, TX
- San Juan Square – 143 units – San Antonio, TX
- Costa Valencia – 230 units – San Antonio, TX
- Costa Mirada – 212 units – San Antonio, TX
- Costa Almadena – 176 units, San Antonio, TX
- San Juan Square II – 144 units – San Antonio, TX
- Montabella Pointe – 144 units – San Antonio, TX
- The Landings at Brooks City -Base – 300 units – San Antonio, TX
- Cresta Bella – 288 units – San Antonio, TX
- Costa Biscaya – 250 units – San Antonio, TX

Dallas/Fort Worth

- Race Street Lofts – 36 units – Fort Worth, TX
- Terrell Homes – 54 units – Fort Worth, TX
- Woodmont Apartments – 252 units – Fort Worth, TX
- Four Seasons at Clear Creek – 96 units – Fort Worth, TX
- Crestshire Village – 74 units – Dallas, TX
- The Reserve at Las Brisas I & II – 441 units – Irving, TX

Houston/Southeast

- Golden Bamboo Village III – 120 units – Houston, TX
- Costa Rialto – 216 units – Houston, TX
- Costa Vizcaya – 252 units – Houston, TX
- Costa Ibiza – 216 units – Houston, TX
- Golden Bamboo Village II – 116 units – Houston, TX
- Casa Brazoria – 36 units – Clute, TX
- Costa Verde – 188 units – Clute, TX
- Azure Pointe – 140 units – Beaumont, TX
- The Gibraltar Senior – 48 units - Clute, TX
- Costa Mariposa – 252 units – Texas City, TX

Additional Developments

- Auburn Square – 80 units – Vidor, TX
- Costa Tarragona II – 96 units – Corpus Christi, TX
- The Villas at Costa Tarragona – 250 units – Corpus Christi, TX
- La Terraza at Lomas del Sur – 120 units – Laredo, TX
- Encino Pointe – 252 units – San Marcos, TX
- Tierra Pointe – 80 units – Karnes City, TX
- Playa del Pueblo – 96 units – Midland, TX
- Oasis Cove – 64 units – Canadian, TX
- Costa Esmeralda – 112 units – Waco, TX



OUR DEVELOPEMENTS

SAN JUAN SQUARE II – San Antonio, TX



THE WOODMONT – Fort Worth, TX



OUR COMPANY



BACKGROUND

- Formed in 1999 to service public housing needs. Housing Solutions Alliance (HSA) is based in Dallas, Texas with a new branch office in Lake Charles. The Company's primary business is providing consulting services for public housing agencies
- Partners know public housing management, design and development
- HSA currently provides fee accounting services for over one hundred eighty (180) Housing Authority Programs in seven states.
- Completed more than 300 Five-Year Plans and 600 Annual Plans
- Demolition and Disposition Plans
- Experience in Low Rent, Section 8, and other HUD programs are extensive

DEVELOPMENT AFFILIATE

- Together with its development affiliate, Centerpointe Regional Housing Development, LLC, have developed \$180 million in public housing projects in past 9 years
- Focus on solving housing and resident issues for smaller PHAs



Housing Solutions Alliance