



Saigebrook Maddox Square
Housing & Community Development

TO: Paul Grimes, City Manager
FROM: Janay Tieken, Housing & Community Development Manager
DATE: 16 January 2018
SUBJECT: Saigebrook Maddox Square

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;*
Saigebrook Maddox Square 84 unit, affordable, multifamily development, to be located directly behind Trinity Presbyterian Church, 5871 Virginia Pkwy, near the SE Corner of Ridge Road and Virginia Parkway. The site is located in Council District #3. 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;*
With a 2017 estimated population of 168,358, there are currently 2128 multifamily, tax credit units in McKinney. Based on a 2020 projected population of 180,300, to maintain number of tax credit units as 1.25% of population (or one unit for every 80 people), 2,253 units of affordable housing will be needed. This is an additional 125 units of affordable housing needed by 2020. (McKinney Planning Department; American FactFinder)
3. *Project characteristics, including whether the project includes the use of existing housing as part of a community revitalization plan;*
Amenities will likely include a fully furnished clubhouse with a kitchen, fitness center, cyber lounge, children's play area, pool, community room, covered BBQ picnic area and an outdoor community area. The proposed development will have 8 units at 30% of the AMI (\$24,600 family of 4) and 34 units at 50% of AMI (\$36,700 family of 4) and 34 units at 60% of AMI (\$49,200 family of 4). The remaining 8 units will be market rate.

The project is not part of a 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;

a. Development Owner:
Saigebrook Development, LLC.
Lisa Stephens
421 W. 3rd St. Ste. 1504
Austin, TX 78701
512.383.5470

Has more than 15 years of experience in developing, financing and operating affordable housing. Ms. Stephens has secured eighteen allocations of 9% Housing Tax Credits in the last eight application cycles in Texas. The direct result of 18 LIHTC properties have been built with a total of 1680 units. Saigebrook Development, LLC, has never default on a loan or been sued by a City or related housing entity.

b. Architect:
Miller Slayton Architects
Paul Miller
2114 NW 40th Terrace, Suite B-3
Gainesville, FL 32605
352.377.0505

c. Attorney:
Shutts & Bowen, LLP
Robert Cheng
200 South Biscayne Boulevard, Suite 4100
Miami, FL 33131
305.415.9083

d. Tax Professional:
TBD

e. Property Management Company:
Accolade Property Management
621 Cowboys Pkwy Ste 200
Irving, TX 75063
214.496.0600

f. S. Anderson Consulting, Sarah Anderson, 1305 E 6th, Unit #12, Austin, TX , 78702, 512.554.4721

g.TBD

h.TBD

i. TBD

j. Davidson & Bogel Real Estate, LLC, Staton Standridge, 2929 Carlisle Street, Suite #250, Dallas, TX 75204, 214.526.3626

k. Zerga Investments I, Ltd. , Jerry Green, 1117 Constitution Dr., McKinney, TX 75071 214.458.9198

l. Maddox Square LLC

m.TBD

5. *Whether the anticipated tenant population includes individuals with special housing needs; **The anticipated tenant population creates the need for at least 7 units***

for persons with special housing needs.

6. *McKinney Housing Authority (“MHA”) waiting lists, and whether the development is supported by MHA;*
As of 1/4/18, per Roslyn Miller, Executive Director, the McKinney Housing Authority has approximately 750 people on the waiting list. The MHA Board meets 1/23/18 so it has not had an opportunity to comment on the 2018 LIHTC applications for Resolutions of Support.
7. *Whether the anticipated tenant population includes individuals with children;*
Yes, as the proposed development includes (52) 2-bd units and (32) 3-bd units and is open to the general population.
8. *Whether the project is intended for eventual tenant ownership;*
No, the proposed development is not intended for eventual tenant ownership.
9. *The energy efficiency of the project;*
Saigebrook will commit to National Green Building Standard Bronze level certification. Such efforts might include, but are not limited to:
 - Low or no VOC paint
 - Use of Xeriscape landscape plantings to reduce use of water resources;
 - Attic insulation of R-30 or greater;
 - Windows with a shading coefficient of .67 or greater;
 - Energy conserving lighting;
 - Low-flow fixtures and water conserving faucets, shower heads, etc;
 - High efficiency (1.28 gpf) toilets
 - Energy efficient appliances such as dishwashers and refrigerators
 - Use of fluorescent interior lighting and ceiling fans;
 - Installation of formaldehyde free insulation;
 - Healthy flooring materials.
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, buildings or structures.
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;*
The City does not have more than twice (2.0 x) the state average of units per capita supported by housing tax credits and private activity bonds. With an estimated 2017 population of 168,358, there are 2128 tax credit units for a total of .01264 units per capita. This is 1.4 x 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;

In the application submitted on December 22, 2017, Saigebrook Development, LLC, stated notifications would be sent to all the above listed parties by December 28, 2017. All prospective 9% LIHTC developments must meet TDHCA notification requirements above.

13. *Whether the development at the proposed location constitutes an approved land use under the City's zoning ordinance provisions and whether the development's proposed land use change, if applicable, at the proposed location is consistent with the City's Comprehensive Plan and housing priorities;*

Maddox Square

The subject property is zoned "PD" – Planned Development District Ordinance 97-05-33, and generally follows the uses and regulations of "RG-18" – General Residence District. This zoning allows multi-family residential uses, however, has several provisions that must be met per the terms of the PD Zoning including:

- No efficiency (studio) units
- The minimum average square footage of the units will be 900 square feet
- No more than 10% of the units may be 3-bedroom units
- A minimum of 1,940 square feet of lot area per unit, which caps the number of units at approximately 89 units
- A clubhouse with a fitness center, business center, and community room, as well as a pool with a deck and cabana
- A perimeter fence with automatic limited access gates at all points of entry
- 2 parking spaces per unit, with at least half of these spaces enclosed

Although the exhibits provided are general in nature, the site plan provided exceeds the maximum allowed number of units and the maximum allowed number of 3-bedroom units. Furthermore, no perimeter fencing or associated gates have been shown, the required number of parking spaces have not been provided, and no enclosed parking is shown. Based on the level of detail shown on the site plan, Staff is unable to verify the size of the units, or what type of amenities are provided in the clubhouse.

In addition to the PD Zoning requirements, the development is required to meet the provisions of the Zoning Ordinance as well. In this respect, the site plan does not show the required 20' landscape buffer and trees around the perimeter of the property. Additionally, the architectural standards require at least 50% masonry on each elevation (brick, stone, synthetic stone), and no more than 10% of each elevation may feature wood accents. The renderings provided do not appear to meet the minimum amount of masonry required, and appear to exceed the maximum amount of wood permitted.

While the use is permitted on the property, it should be noted that all submittals will be required to meet the Zoning and/or Subdivision Ordinance regulations, as applicable.

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;*

Yes, the Hold Harmless agreement signed by the applicant 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;*

No, 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 will comply 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;*

Police: The proposed development is in line with the anticipated growth of the City. The McKinney Police Department has a multi-year plan to meet the demands of future City growth. The McKinney Police Department has sufficient current capacity to absorb the new development's anticipated service demands.

Fire: These developments typically increase demand for EMS. New buildings are built within existing codes and standards including active fire protection features. The overall impact to fire suppression should be minimal under normal circumstances. An additional inspection(s) requirement is created for the Fire Marshal Office.

An evaluation of existing infrastructure, as well as a traffic analysis are attached.

18. *An evaluation of compliance with City health and safety codes.*

Yes, the development will comply with health and safety codes.

Attachments: (1) Hold Harmless Agreement
(2) Zoning Analysis
(3) Elevations
(4) Site Plan
(5) Infrastructure Analysis
(6) Traffic Analysis

ATTACHMENT #1
HOLD HARMLESS AGREEMENT

Attachment #1

RELEASE AND HOLD HARMLESS AGREEMENT

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN)

WHEREAS, this Release and Hold Harmless Agreement (“Agreement”) is hereby entered into by and between Maddox Square, LLC (“Releasor”), and the City of McKinney, Texas, a Texas municipal corporation (the “City”); and

WHEREAS, Releasor will be submitting an application for 4% or 9% low income housing tax credits (“LIHTC”) to the Texas Department of Housing and Community Affairs (“TDHCA”) for a housing development generally described as: Maddox Square (the “Project”), generally located on property located in the City of McKinney, TX the “Property”); and

WHEREAS, Releasor has also submitted a request to the City for passage of a Resolution by the City Council of the City of McKinney, Texas (“City Council”), supporting the Project; and

~~WHEREAS, Releasor has also submitted or intends to submit an application to the City requesting a zoning amendment on the Property to: _____, as necessary to develop the Project, an affordable multifamily development; and~~

N/A

WHEREAS, Texas law, at Texas Government Code, § 2306.6705(5), provides for Releasor to execute this Agreement to release and hold the City harmless in the event that Releasor’s zoning amendment application on the Property is denied; and

WHEREAS, Releasor’s providing this Agreement to the City is consistent with the City’s LIHTC Resolution Policy.

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt of which is hereby acknowledged, Releasor, and its successors, assigns and grantees, does hereby completely release the City from and waive any and all claims, whether known or unknown, which arise or may arise, from Releasor's zoning amendment application, including but not limited to, its denial of appropriate zoning.

Furthermore, Releasor agrees to indemnify and hold harmless the City, its officers employees, agents, and representatives, from any and all claims, counterclaims, demands, actions, and causes of action of any kind or character, whether known or unknown, present or future, asserted by Releasor its successors, assigns and grantees, or any third party, with regard to any damages to the Property or Project, as identified above, that may be or have been brought against the City, its officers, employees, agents and representatives, as the result of the City's consideration of Releasor's zoning amendment application, including but not limited to, its denial of appropriate zoning.

EXECUTED on the dates acknowledged below, and effective as of the last date signed.

RELEASOR



Date signed: 1-5-18

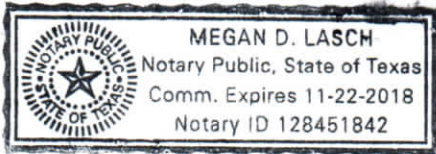
Partner, Agent, Maddox Square, LLC

THE STATE OF TEXAS §

COUNTY OF Tarrant §

BEFORE ME, the undersigned authority, on this day personally appeared USA Stephens, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that said instrument was executed and intended as a release for the purposes and consideration therein described and in the capacity therein stated.

SUBSCRIBED AND SWORN TO before me on this 5 day of Jan, 2018, to certify which witness my hand and seal of office.



M.D. Lasch

Notary Public in and for
the State of Texas

My Commission Expires: 11-22-18

CITY OF MCKINNEY, TEXAS

By _____

Paul Grimes
City Manager

Date signed: _____

THE STATE OF TEXAS §

§

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Paul Grimes, City of McKinney City Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that said instrument was executed and intended as a release for the purposes and consideration therein described and in the capacity therein stated.

SUBSCRIBED AND SWORN TO before me on this _____ day of _____, 2018, to certify which witness my hand and seal of office.

Notary Public in and for
the State of Texas

My Commission Expires: _____

ATTACHMENT #2
ZONING VERIFICATION LETTER



December 21, 2017

Saigebrook Development
c/o Nathan Henry
421 W. 3rd Street, Suite 1504
Austin, TX 78701

RE: Zoning Verification Letter, for the Subject Property Located Approximately 500 Feet South of Virginia Parkway and Approximately 520 Feet East of Ridge Road, Lot 6, Block A, of Joplin Acres, Property ID Number 2581334, City of McKinney, Collin County, Texas.

Dear Mr. Henry:

The property located approximately 500 feet south of Virginia Parkway and approximately 520 east of Ridge Road, Lot 6, Block A, of Joplin Acres, Property ID number 2581334, as shown on the enclosed locator map, in the City of McKinney, is zoned in accordance with "PD" – Planned Development Ordinance number 1997-05-33, and as amended. Tract TR-2 shall conform to "RG 18" – General Residence District and develop according to "PD" – Planned Development Ordinance number 1997-05-33, in the City of McKinney Zoning Ordinance, and as amended. Multiple-Family residential use is allowed on the subject property.

Enclosed, please find the locator map, aerial map, Ordinance numbers 97-05-33, Sec. 146-78 - "RG 18" – General Residence District and Sec. 146-79 "MF 1" – Multiple Family Residential District, of the City of McKinney Zoning Ordinance. The zoning of adjacent properties is available via the interactive map on the City of McKinney's website, www.mckinneytexas.org. From the home page, go to Departments>Development Services>Planning>Interactive Planning Map.

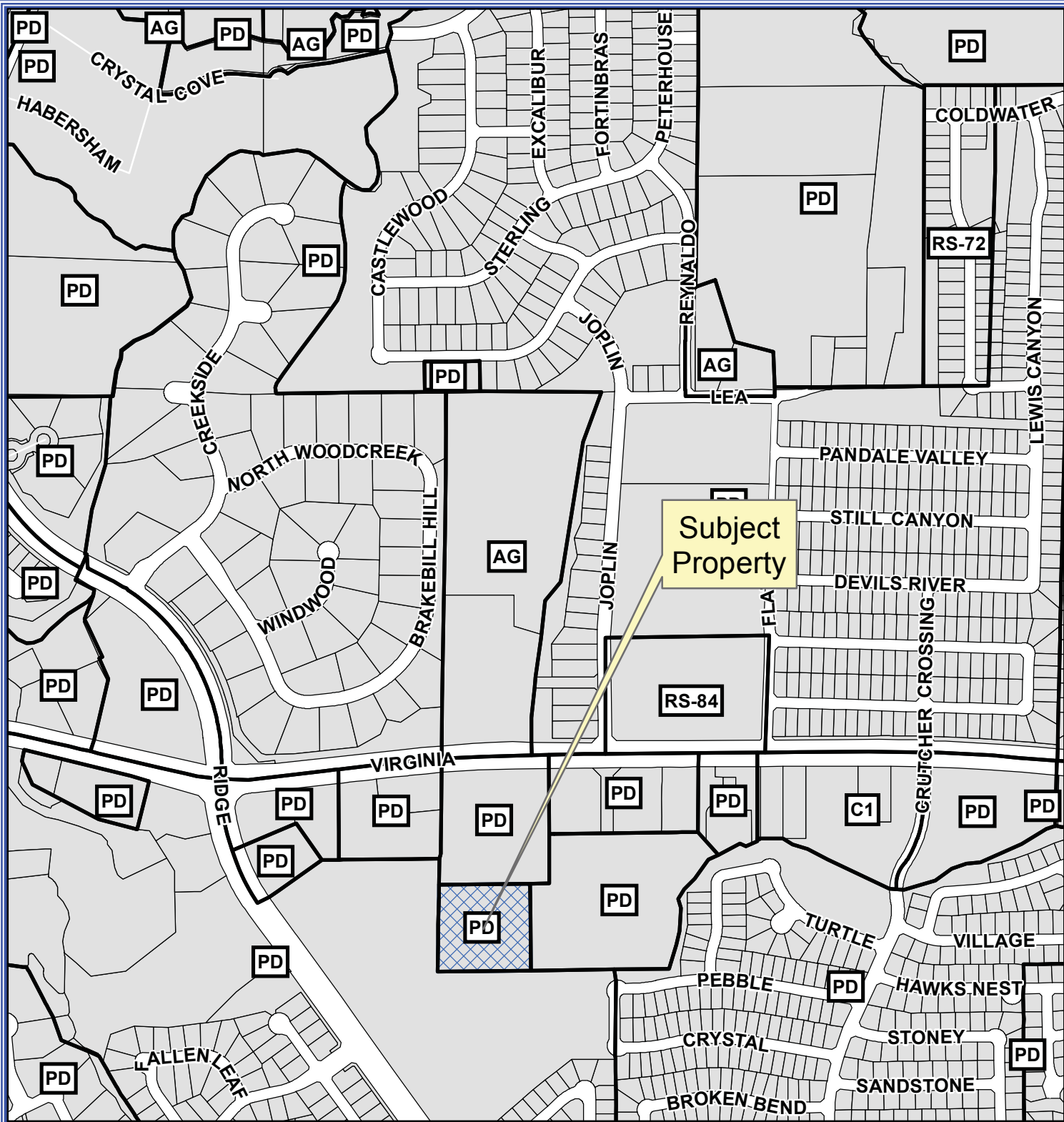
This letter has been prepared for the property shown on the enclosed locator map. If this is not the property you requested, please let us know. If you should have any questions regarding this letter, please contact the City of McKinney Planning Department at (972) 547-7409.

Sincerely,

Katherine Wright
Planning Technician

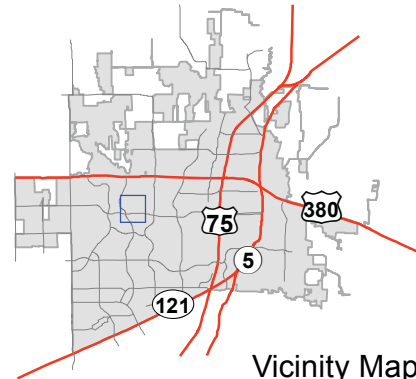
Planning Department

P.O. Box 517 • McKinney, Texas 75070 • Metro 972-562-6080



Location Map

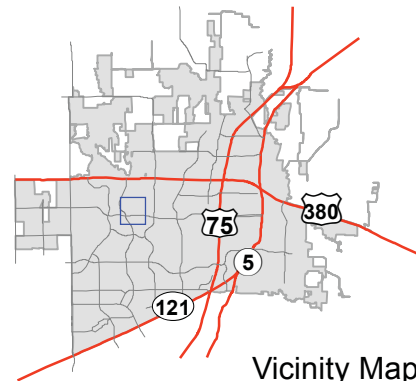
Property ID Number 2581334
Lot 6, Block A, Joplin Acres





Location Map

Property ID Number 2581334
 Lot 6, Block A, Joplin Acres



**ATTACHMENT #3
CONCEPT ELEVATIONS**



**ATTACHMENT #4
CONCEPT SITE PLAN**



ARCHITECTURAL SITE PLAN

ATTACHMENT #5
INFRASTRUCTURE ANALYSIS

December 21, 2017

Mr. Nathan Henry
Maddox Square, LLC
421 West 3rd Street #1504
Austin, TX 78701

**RE: Proposed 93-Unit Multi-Family Development
Lot 6 / Block A – Joplin Acres Subdivision
McKinney, Texas**

Dear Mr. Henry:

Kimley-Horn and Associates, Inc. has performed a preliminary review of the proposed 93-unit multi-family project on Lot 6 / Block A of the Joplin Acres Subdivision. Per our initial review, there appears to be no significant impact to the public infrastructure. Utilities were provided to the tract through the adjacent Lot 5R, and detention will be required to mitigate the increased drainage run-off.

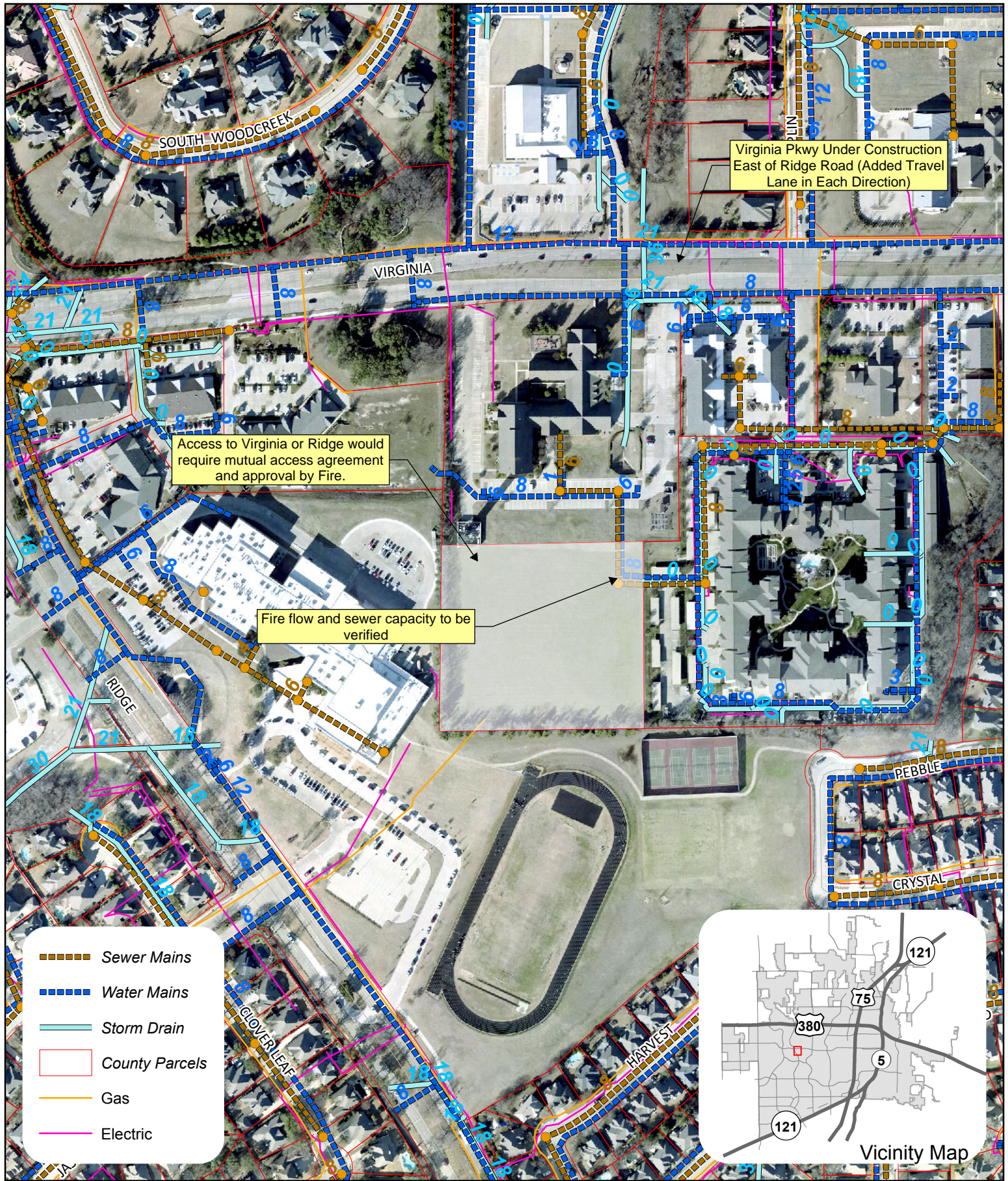
Please do not hesitate to call me at (512) 418-1771 should you have any additional questions regarding this matter.

Sincerely,



Brian J. Parker, P.E.
Project Manager
TBPE F-928







Cc: Ms. Megan Lasch, Maddox Square LLC

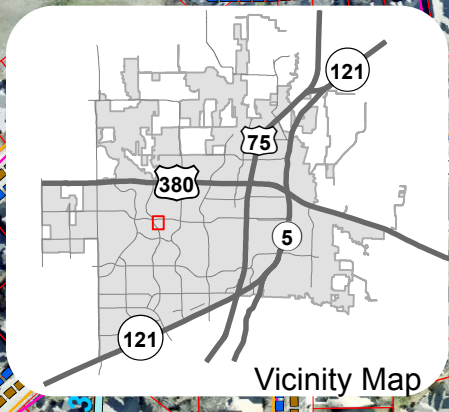


Virginia Pkwy Under Construction
East of Ridge Road (Added Travel
Lane in Each Direction)

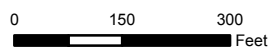
Access to Virginia or Ridge would
require mutual access agreement
and approval by Fire.

Fire flow and sewer capacity to be
verified

-  Sewer Mains
-  Water Mains
-  Storm Drain
-  County Parcels
-  Gas
-  Electric



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.



EXISTING INFRASTRUCTURE OVERVIEW

Source: City of McKinney GIS
Date: 1/5/2018



ATTACHMENT #6
TRAFFIC ANALYSIS

EXHIBIT #6 TRAFFIC ANALYSIS

ITE TRIP GENERATION (10th Edition) FOR LIHTC DEVELOPMENTS (MCKINNEY, TEXAS)											
LIHTC Development	Location	Land Use	Number of Units	Daily	AM PEAK			PM PEAK			Comments/Note
					Total	Enter	Exit	Total	Enter	Exit	
						23%	77%		63%	37%	
GF HOLDINGS - CIRCLE RANCH LOFTS	Hardin Blvd @ Community Ave (NEC)	220 - Multifamily Housing (low-rise)	185	1358	86	20	66	102	64	38	Hardin Blvd and Community Ave currently do not exist. Improvement/construction of both roadway structurals are needed with development. Auxiliary lanes (left/right turn lane) may be required with development depending on site layout.
GF HOLDINGS - CIRCLE RANCH SENIORS	Hardin Blvd @ Community Ave (NEC)	220 - Multifamily Housing (low-rise)	222	1637	102	23	79	120	76	44	
Total			407	2995	188	43	145	222	140	82	
Saigebrook - Maddox Square	Virginia Parkway, south of Virginia and east of Ridge	220 - Multifamily Housing (low-rise)	93	662	45	10	35	55	35	20	Auxiliary lanes (right turn lane) may be required with development depending on site layout.