



Kinwood Apartments/4% tax credit  
Housing & Community Development

**TO:** Paul Grimes, City Manager  
**FROM:** Cristel Todd, Affordable Housing Administrator  
**DATE:** 21 April 2020  
**SUBJECT:** Kinwood Apartments

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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;*

Kinwood Apartments is an existing 200 unit, affordable multifamily development, located at 3300 N McDonald Street, McKinney, Texas, 75071. The site is located in Council District #1. The project is not located less than one (1) linear mile from existing tax credit developments serving the same type of household.

2. *Housing needs characteristics;*

With a 2019 estimated city population of 187,802, there are currently 2,128 multifamily, tax credit units in McKinney or 1 unit for every 88 people. Based on a 2020 projected population of 190,027, to maintain an historical number of tax credit units of 1.25% of the city's population (or 1 unit for every 80 people), 2,375 tax credit units will be needed. This is an additional 247 units of tax credit units 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;*

Program and Owner Data:

Project Name: Kinwood Apartments  
Location: 3300 N McDonald Street, McKinney, TX 75071  
Finance Structure: 4% Non-Competitive Tax Credits and Tax Exempt Bonds  
Program Year: 2002 (year 18)  
Partnership Name: McKinney Leased Housing Associates Owner, I, LLC  
General Partner Owner: McKinney Leased Housing Associates GP, I, LLC

Project and Site Data

Census Tract: 480580309  
Site Acreage: 13.199 acres  
Density: 15.15 units/acre  
Allowable density per zoning: 16.0 units/acre  
Max units per zoning: 211 units

**Building Data:**

Total Net Rentable Square Footage: 176,376 SF

Total Overall Square Footage: 190,219 SF

	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>TOTAL</b>
<b>60% AMI</b>	32	88	80	<b>200</b>
	\$886	\$1,060	\$1,225	
<b>TOTAL</b>	<b>32</b>	<b>88</b>	<b>80</b>	<b>200</b>

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: McKinney Leased Housing Associates I, Limited Partnership, Neal Route, 2905 Northwest Blvd Ste 150, Plymouth, MN 55441, 763-354-5640
- b) Architect: E + A Architecture, Justin Robben, 1214 Washington Ave, Saint Louis, MO 63103, 314-900-1491
- c) Attorney: Winthrop & Weinstine, Scott Jahnke, 225 South 6<sup>th</sup> St, Minneapolis, MN 55402, 612-604-6497
- d) Tax Professional: N/A
- e) Property Management: Dominion Texas Management Services, LLC, Jack Sipes, 2905 Northwest Blvd Ste 150, Plymouth, MN 55402, 763-354-5620
- f) Consultant: N/A
- g) Market Analyst: Apartment Market Data, Jack Darrell, 20540 Hwy 46 West, Ste 115, Spring Branch, TX 78070
- h) Tenant Services Provider: Portfolio Resident Services, Melinda Frazer, 2500 S Watson Rd, Arlington, TX 76014, 713-526-6634
- i) Syndicator: TBD
- j) Real Estate Broker: LIHTC Advisors, Jeff Irish, 6225 N Meeker Pl, Ste 210, Boise, ID 83713, 800-840-3021
- k) Developer: McKinney Leased Housing Development I, LLC, Neal Route, 2905 Northwest Blvd Ste 150, Plymouth, MN 55441, 763-354-5640
- l) General Contractor: TBD

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. All ground floor units will be reconfigured to allow for wheelchair accessibility, furthermore, 5% of the units will be brought up to ADA compliance for mobility impaired residents, and 2% will be set aside for hearing and visually impaired residents.

6. *McKinney Housing Authority (“MHA”) waiting lists, and whether the development is supported by MHA;*

The McKinney Housing Authority, in accordance with its mission to provide decent, safe and affordable housing solutions for the residents of McKinney, supports affordable development. Due to current time constraints this project didn't make in onto a MHA board agenda. The MHA waiting list currently consists of:

Public Housing: 1009 persons  
Housing Choice Voucher (Section 8): 508 persons

7. *Whether the anticipated tenant population includes individuals with children;*

The development currently includes 532 residents. Total number of kids 18 and under is 207. Many of the amenity improvements are being done with children in mind. Replacing the existing playground with a new sun shaded playground. Also, adding a horseshoe pit and a covered school bus stop.

8. *Whether the project is intended for eventual tenant ownership;*

No. The project is a Developer-owned, 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 had 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 State average is .00972 units per capita. At the time of the application, the City did 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 2020 population of 195,342 there are 2128 tax credit units for a total of .01089 units per capita. The City has 1.12 x the State average.

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) McKinney Area Newcomers Club, McKinney Area Democratic Club, Volunteer McKinney, Community Food Pantry of McKinney, Clothe A Child have been notified. (b) Superintendent and the presiding officer of the board of trustees of MISD have been notified (c) the Mayor and Councilmembers have been notified (d) the Collin County Commissioners and the 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 current zoning of the property constitutes an approved land use. This is an existing development that is being purchased and Rehabilitated. The development is consistent with the City of McKinney's Comprehensive Plan and housing priorities.

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;*

Appropriate zoning is in place.

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 financed through private activity bonds issued by the McKinney Housing Finance Corporation.

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;*

Police: The proposed development is consistent 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 development's anticipated service demands.

Fire: Multi-family 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.*

The development will comply with health and safety codes.