



June 30, 2020

**Pastor**  
William T. Spearman

**Clergy in Residence**  
Rev. Pamela Blair

**Local Minister**  
Erwin K. Hickson

**Board of Stewards**  
**Chairman**  
Paul Allen

**Board of Stewardess**  
**Chairperson**  
Ruby Bishop

**Board of Trustees**  
**Chairman**  
Ralph Evans

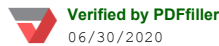
Mrs. Cindy Schneible, President  
McKinney Community Development Corporation  
5900 S. Lake Forest Blvd., Suite 110  
McKinney, TX 75070

Dear Mrs. Cindy Schneible and the MCDC Board of Directors:

Thank you for the opportunity to be considered for a Project Grant through your organization. Having served this community for over 120 years, St. James CME Church is excited about the opportunity to provide additional services, particularly housing for low-income seniors.

If you have any questions regarding the grant application, feel free to reach out to Beth Bentley at 214.498.3540 or [mackbethbentley@yahoo.com](mailto:mackbethbentley@yahoo.com). You can also reach me as well at 972.800.3654 or [wtspearman55@yahoo.com](mailto:wtspearman55@yahoo.com).

Respectfully,



William T. Spearman, Pastor  
St. James CME Church – McKinney, Texas

**McKINNEY COMMUNITY DEVELOPMENT CORPORATION**  
**Project Grant Application**  
 Fiscal Year 2020

**IMPORTANT:**

- Please read the McKinney Community Development Corporation Grant Guidelines prior to completing this application.
- The Grant Guidelines and Application are available at [www.mckinneycdc.org](http://www.mckinneycdc.org); by calling 972.547.7653 or by emailing [cschneible@mckinneycdc.org](mailto:cschneible@mckinneycdc.org)
- **Contact us to discuss your plans for submitting an application prior to completing the form.**
- A completed application and all supporting documents are required to be submitted via email or on a thumb drive for consideration by the MCDC board. Please submit the application to:

McKinney Community Development Corporation  
 5900 S. Lake Forest Blvd., Suite 110  
 McKinney, TX 75070

- *If you are interested in preliminary Board of Directors review of your project proposal or idea, please complete and submit the **Letter of Inquiry** form, available at [www.mckinneycdc.org](http://www.mckinneycdc.org), by calling 972.547.7653 or emailing [cschneible@mckinneycdc.org](mailto:cschneible@mckinneycdc.org).*

***Applications must be completed in full, using this form, and received by MCDC, via email or on a thumb drive, by 5:00 p.m. on the date indicated in schedule below.***

**2020 Project Grant Application Schedule**

<b>Application Deadline</b>	<b>Presentation to MCDC Board</b>	<b>Board Vote and Award Notification</b>
Cycle I: December 30, 2019	January 23, 2020	February 27, 2020
Cycle II: March 31, 2020	April 23, 2020	May 28, 2020
Cycle III: June 30, 2020	July 23, 2020	August 27, 2020

**APPLICATION**

**Project Grants** support for projects eligible for consideration under Sections 501 and 505 of the Texas Local Government Code. These include:

- Projects Related to the Creation or Retention of Primary Jobs
- Infrastructure Improvement Projects Necessary to Develop New or Expanded Business Enterprises
- Public Parks and Open Space Improvements
- Projects Related to Recreational or Community (city/public access) Facilities
- Professional and Amateur Sports and Athletic Facilities, including Children’s Sports
- Entertainment, Tourist and Convention Facilities
- Projects Related to Low Income Housing
- Mass Transit-Related Facilities (facilities and/or equipment)
- Airport Facilities

## INFORMATION ABOUT YOUR ORGANIZATION

Name: St. James Christian Methodist Episcopal Church

Federal Tax I.D.: 75-1926669

Incorporation Date: 1873

Mailing Address: PO Box 613

City McKinney

ST: TX

Zip: 75070

Phone: 972-529-2970

Fax: N/A

Email: mackbethbentley@yahoo.com

Website: Currently being re-established

### Check One:

- Nonprofit – 501(c) Attach a copy of IRS Determination Letter
- Governmental entity
- For profit corporation
- Other

Professional affiliations and organizations to which your organization belongs:

The Christian Methodist Episcopal Church

## REPRESENTATIVE COMPLETING APPLICATION:

Name: Beth Bentley

Title: Christian Education Director

Mailing Address: PO Box 613

City: McKinney

ST: TX

Zip: 75070

Phone: 214-498-3540

Fax: N/A

Email: mackbethbentley@yahoo.com



**CONTACT FOR COMMUNICATIONS BETWEEN MCDC AND ORGANIZATION:**

Name: Beth Bentley

Title: Christian Education Director

Mailing Address: PO Box 613

City: McKinney

ST: TX

Zip: 75070

Phone: 214-498-3540

Fax: N/A

Email: mackbethbentley@yahoo.com

**FUNDING**

Total amount requested: \$150,000

Matching Funds Available (Y/N and amount): No (unless land equity is considered)

Will funding be requested from any other City of McKinney entity (e.g. TIRZ Grant, City of McKinney Community Support Grant)?

Yes

No

Please provide details and funding requested: Funding will be requested through the McKinney Housing Finance Corporation to support construction costs. Funding for soft costs will be requested through the Community Development Block Grant.

**PROJECT**

Start Date: 03/01/2021

Completion Date: 11/01/2021

**BOARD OF DIRECTORS** *(may be included as an attachment)*

**Ralph Evans, Trustees Chair**

**Paul Allen, Stewards Chairman**

**Jesse McGowen, Trustee**

**Beth Bentley, Christian Education Director**

**Ruby Bishop, Trustee**

**Bobbie Benning, Trustee**

**LEADERSHIP STAFF** *(may be included as an attachment)*

**Rev. William T. Spearman, Senior Pastor**

**Ralph Evans, Board of Trustees**

**Paul Allen, Stewards Chairman**

**Beth Bentley, Christian Education Director**

**Using the outline below, provide a written narrative no longer than 7 pages in length:**

## **I. Applying Organization**

Describe the mission, strategic goals and objectives, scope of services, day to day operations and number of paid staff and volunteers.

St James CME Church has a mission to impact the city of McKinney and surrounding communities; sharing with them the love of Jesus and bringing them into the glorious kingdom of God. The core strategic goals include: Meeting the spiritual and temporal needs of the community.

St. James is actively engaged in the community by providing this ongoing scope of services: donations of food items to local food pantries; donations of toiletries and supplies to local and surrounding shelters; aligning with various community organizations to promote the historic culture of the community and partnering with the community through civic engagement (voting, COVID-19 services, etc.).

Due to COVID-19, the church currently hosts worship services via Facebook and engages with the membership and community via Zoom and limited contact opportunities. St. James has 1 paid Pastor, 2 volunteer Ministers, 2 paid musicians and 1 paid custodian. The membership includes approximately 60 volunteers for all additional ministries.

Disclose and summarize any significant, planned organizational changes and describe their potential impact on the Project for which funds are requested.

St. James plans to establish a single-purpose entity (Limited Liability Corporation (LLC)) for the development of this project. The LLC will enter into a lease agreement with the church, which is the land owner.

## **II. Project**

- Outline details of the Project for which funds are requested. Include information regarding scope, goals, objectives, end user.

St. James CME Church is located in McKinney, Texas and was established in 1873. St. James has served the community on the corner of Hwy 5 (McDonald) and Watt Street since 1894. In the mid-2000s, St. James acquired properties that were located directly across the street from the church along McDonald Street. This includes 5 parcels of land owned with no debt, including one with a former barber shop structure of 2,530 sq ft that was constructed in 1965. This former barber shop was one of many Black-owned businesses in this community. These parcels of land, along with St. James Church, sit along Hwy 5, which is the entry to the old Black Community of East McKinney. These properties are a stone's throw away from the Downtown Square. Located in the McKinney Town Center zoning area of the community, intentional and thoughtful developments are at the core of this zoning area. **Combined, the 5 properties consist of 15,602 sq ft (.3582 acres). All of the properties are zoned Commercial.**

While strides have been made to address quality affordable housing in McKinney, there are still great needs. With 320 units of affordable multi-family housing coming on line within the last two (2) years, this still does not fulfill the current wait lists of the McKinney Housing Authority (MHA). Currently closed, the MHA wait lists include 767 persons on the Public Housing and 353 on the Housing Choice Voucher (Section 8) lists. The Samaritan Inn in McKinney provides transitional housing services for the homeless. At full capacity, they are able to serve 226 persons. Through the establishment of a single-purpose entity and with the demolition of the current structure located on the property, St. James is finalizing concept plans and platting options in order to build a total of **8 units - 2-3 duplex or 2-fourplex 1-bedroom rental properties. The target rental market will be at least 60% low to very low-income elderly persons.**

- Describe how the proposed Project fulfills strategic goals and objectives for your organization and benefits the McKinney community.

Community service is at the heart of St. James. Meeting the immediate needs of the community has been a long-standing strategic goal. By addressing the need for quality low-income housing, particularly for the elderly, this project is expected to benefit the community in this way.

- Please also include planned support activities, timeframe/schedule, and estimated use and admission fees if applicable.

Planned support services include the following at a minimum:

**Collin County Meals on Wheels** has served McKinney and Collin County for more than forty years. It is located within one mile of the proposed property site. Meals can be delivered each weekday, based upon need. Home-delivered nutrition services individuals aged 60 or older and homebound and their spouses of any age may participate in the home-delivered nutrition program. Services may be available to individuals who are under age 60 with disabilities if they reside at home with the homebound older individual. Participation is tracked through staff – Social Workers and Volunteer Coordinators.

**Community Lifeline Center** has served the community for more than twenty-five years. CLC provides essential needs in order to prevent more profound, long-term issues. This is done through appointments with on-site Case Managers and skilled volunteers.

**The Community Food Pantry** is a nonprofit outreach program that has served McKinney for more than forty years. It provides non-perishable food assistance Monday – Friday from 1-3 PM. No appointment is needed. Participation is tracked by on-site volunteers.

- Include the location for Project.

These parcels of land are located at 500 North McDonald and 502 S. McDonald (listed as "South" per the CAD). There are 3 additional contiguous infill lots with no physical address. **Combined, the 5 properties consist of 15,602 sq ft (.3582 acres). All of the properties are zoned Commercial.**



- Provide a timeline for the Project – from design to completion.

Property Replat – 7/30/2021

Concept Plan and Design – 9/01/2021

Construction Begins - 03/01/2021

Construction Completed - 11/01/2021

Lease Up Commences - 12/01/2021

Lease Up Completed - 02/01/2022

- Will the project be competitively bid?

Competitive bidding is being considered, although construction estimates are only in the preliminary stages.

- Are there plans for growth/expansion in future years?

The currently owned sites will not allow for expansion. However, if adjacent property becomes available, expansion will be considered.

**Please provide the information requested below:**

- An expansion/improvement?  Yes  No
- A replacement/repair?  Yes  No
- A multi-phase project?  Yes  No
- A new project?  Yes  No

**Has a feasibility study or market analysis been completed for this proposed project?** *If so, please attach a copy of the Executive Summary.*

The market analysis Executive Summary is attached.



**Provide specific information to illustrate how this Project aligns with one or more of the goals and strategies adopted by McKinney City Council and McKinney Community Development:**

- Eligible for MCDC consideration under Sections 501 to 505 of the Texas Local Government Code (refer to MCDC Grant Guidelines and/or page 1 of this application)
- Support cultural, sports, fitness, entertainment, community projects and events that attract resident and visitor participation and contribute to quality of life, business development and growth of McKinney sales tax revenue
- Highlight and promote McKinney as a unique destination for residents and visitors alike
- Meet citizen needs for quality of life improvements, business development and sustainable economic growth for residents in the City of McKinney
- Demonstrate informed financial planning – addressing long-term costs, budget consequences and sustainability of projects for which funding is requested

**Indicate which goal(s) listed above will be supported by the proposed Project/Promotional/Event:**

- This project aligns with the goal of being *Eligible for MCDC consideration under Sections 501 to 505 of the Texas Local Government Code (refer to MCDC Grant Guidelines and/or page 1 of this application)*, particularly **Projects Related to Low Income Housing**. It also aligns with the goal *to Meet citizen needs for quality of life improvements, business development and sustainable economic growth for residents in the City of McKinney*. **This newly developed commercial rental property will target at least 60% of renters who are low to very low-income elderly persons. There will be an emphasis on providing information and access to surrounding community services.** As increased development and redevelopment along the Hwy 5 corridor is implemented, this project aligns with being located in the McKinney Town Center zoning area of the community. Intentional and thoughtful developments are at the core of this zoning area. This includes the Neighborhood Empowerment Zone (NEZ) Program that provides impact fee waivers for small-scale infill development projects within the boundaries of the area.

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**Has a request for funding, for this Project been submitted to MCDC in the past?**

Yes                      X No

**Date(s):**

**III. Financial**

- Provide an overview of the organization’s financial status including the impact of this grant request on organization mission, goals and business model.  
St. James plans to establish a single-purpose entity (Limited Liability Corporation (LLC)) for the development of this project. This grant will support the mission of utilizing assets in a way that meets immediate needs in the community. The financial status of St. James is included in the attachment.
- Please attach the following:
  - Organization budget and Profit & Loss Statement for current and previous year  
The documents are attached.
  - Organization audited financial statements for the preceding two years. *If audited financials are not available, please indicate why.*  
St. James does not meet the minimum threshold that requires audited financials.

**What is the total estimated cost for this Project?**

**\$1,222,106**

**Please attach a detailed Project budget specific to the request for funds.**

The project budget is attached.

**What percentage of Project funding will be provided by the Applicant? 20% (land equity)**

**Are Matching Funds available?**  Yes  No

Cash	\$	Source	% of Total
In-Kind	\$	Source	% of Total

***Please provide details regarding other potential sources for funding. Include name of organization(s) solicited; date of solicitation; amount of solicitation and date that notice of any grant/award/loan is expected.***

**PROPOSED FUNDING SOURCES**

FUNDING SOURCE	AMOUNT	GRANT DATE	STATUS
Member Financing – Independent Bank - Permanent Loan	\$400,000	In consideration with FHLB award	Requested
St James CME Church	\$222,106	Owner Equity	Committed
Foundations - Various	\$200,000	Ongoing	Letter of inquiry in progress
Other – McKinney Community Development Corporation	\$150,000	June 30, 2020	Letter of inquiry in progress
Other – McKinney Alliance	\$150,000	Ongoing	Letter of inquiry in progress
Federal Home Loan Bank (FHLB) Grant	\$ 80,000	May 14, 2020	Requested
CDBG	\$20,000	Ongoing	Letter of inquiry in progress
<b>TOTAL</b>	<b>\$1,222,106</b>		

**IV. Marketing and Outreach**

Describe marketing plans and outreach strategies for your organization and for the Project for which you are requesting funding – and how they are designed to help you achieve current and future goals. Property management will have this responsibility through ongoing file review, marketing efforts and likely waiting list requirements. This will include ease of application access and completion, including but not limited to translation/voice options via computer access and larger printed materials. Property management will also work with local entities (recreation centers, churches, agencies, etc.) to ensure that information about the property is shared. By working with local organizations, they can help to identify those who may have a need, thus, benefitting the community.

**V. Metrics to Evaluate Success**

Outline the metrics that will be used to evaluate success of the proposed Project. If funding is awarded, a final report will be required summarizing success in achieving objectives outlined for the event. There are three (3) metrics that will be used to evaluate success of the proposed project:

1. Budget – Securing funding that allows the project to be completed on time and within budget is key to the success of the project. Affordability for the renters is paramount. Costs will be managed closely to ensure overruns are eliminated.
2. Budget Timeline – Applications to various funding sources must be met with strict application and use guidelines. This results in limited flexibility in the 11/1/2021 completion timeline.
3. Lease-up – Complete lease-up of this property within the first 60 days of construction completion will lead to success of this project.

## Acknowledgements


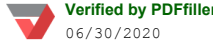
### ***If funding is approved by the MCDC board of directors, Applicant will assure:***

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying organization.
- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed project will be located. If the Applicant does not own the land, written acknowledgement/approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed use of the property or facility; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- MCDC will be recognized in all marketing, advertising, outreach and public relations as a funder of the Project. Specifics to be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Organization's officials who have signed the application are authorized by the organization to submit the application.
- Applicant will comply with the MCDC Grant Guidelines in executing the Project for which funds were awarded.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board.
- Property owner will be responsible for maintaining the improvements made with funding from a Project Grant for ten (10) years.
- Grant recipients must maintain financial books and records of the funded project and of their operations as a whole for at least two years, should MCDC or the City of McKinney require an audit. The books and records must be available upon request, and create a clear audit trail documenting revenues and expenses of the funded project.
- A final report detailing the successful completion of the Project, as measured against identified metrics, will be provided to MCDC no later than 30 days following the completion of the Project.
- Grant funding is provided on a **reimbursement** basis subsequent to submission of a reimbursement request, with copies of invoices and paid receipts for qualified expenses. Up to 20% of the grant awarded may be withheld **until the final report on completion of the Project is provided to MCDC.**
- A performance agreement will be required and will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8

U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120<sup>th</sup> day after the date the MCDC notifies the applicant of the violation.

**We certify that all figures, facts and representations made in this application, including attachments, are true and correct to the best of our knowledge.**

**Chief Executive Officer**

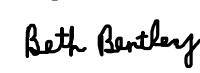
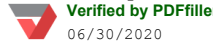
 

Signature

William T. Spearman

6/30/20

**Representative Completing Application**

Signature

Beth Bentley

6/30/2020

***INCOMPLETE APPLICATIONS, OR THOSE RECEIVED AFTER THE DEADLINE, WILL NOT BE CONSIDERED.***

## **CHECKLIST:**

### **Completed Application:**

- Use the form/format provided
- Organization Description
- Outline of Project: description, budget, goals and objectives
- Indicate the MCDC goal(s) that will be supported by this Project
- Project timeline and location
- Plans for advertising, marketing and outreach
- Evaluation metrics
- List of board of directors and staff
- Financials provided: organization's budget and P&L for current and previous fiscal year; Project budget; audited financial statements
- Feasibility Study or Market Analysis if completed (Executive Summary)
- IRS Determination Letter (if applicable)

***A FINAL REPORT IS TO BE PROVIDED TO MCDC WITHIN 30 DAYS OF THE COMPLETION OF THE PROJECT***

***FINAL PAYMENT OF FUNDING AWARDED WILL BE MADE UPON RECEIPT OF FINAL REPORT.***

***PLEASE USE THE FORM/FORMAT OUTLINED ON THE NEXT PAGE.***



## **McKinney COMMUNITY DEVELOPMENT CORPORATION**

### **Final Report**

**Organization:**

**Funding Amount:**

**Project:**

**Start Date:**

**Completion Date:**

**Location of Project:**

**Please include the following in your report:**

- Narrative report on the Project
- Identify goals and objectives achieved
- Financial report – budget as proposed and actual expenditures, with explanations for any variance
- Samples of printed marketing and outreach materials
- Photographs, slides, videotapes, etc. – pre and post-improvements
- Performance against metrics outlined in application

**Please submit Final Report no later than 30 days following the completion of the Project/Promotional/Community Event to:**

McKinney Community Development Corporation  
5900 S. Lake Forest Blvd., Suite 110  
McKinney, TX 75070

Attn: Cindy Schneible  
[cschneible@mckinneycdc.org](mailto:cschneible@mckinneycdc.org)





# **MCKINNEY HOUSING AUTHORITY**

## **ASSESSMENT OF FAIR HOUSING**

**North Texas Regional Housing Assessment**

## II. Executive Summary

The North Texas Regional Housing Assessment (NTRHA) was created in 2016 as a consortium of 20 Dallas-Fort Worth (DFW) cities and housing authorities to respond to the Department of Housing and Urban Development's (HUD) requirement to complete an Assessment of Fair Housing. A team of researchers representing the Department of Civil Engineering and the College of Architecture, Planning and Public Affairs of the University of Texas at Arlington were contracted to complete the assessment on behalf of consortium members using HUD-provided data and analytical tools.

This report documents the process and findings of the Assessment of Fair Housing for the McKinney Housing Authority (MHA). MHA is the primary provider of federally-funded housing assistance for the City of McKinney (the City), but its jurisdiction extends in a 50 mile radius from its central offices in east McKinney including the cities of Denison, Commerce, Dallas, Denton and portions of Fort Worth (Figure 1). This report includes discussions of conditions in both the City and the Dallas-Fort Worth metropolitan region, using the questions of the Affirmatively Furthering Fair Housing tool as its structure organized in the following sections:

- **Community participation** – NTRHA gathered information from the public, stakeholders and subject matter experts through public meetings (4), focus groups (7), consultations (29) and surveys (273) sponsored by a collaboration between MHA and the City. Focus groups and attendees included approximately 300 attendees from throughout the greater McKinney community with strong participation by most protected classes and lower income residents.
- **Assessment of past goals and accomplishments** – The City and MHA have made substantial progress toward affirmatively furthering fair housing by supporting the development of affordable housing in higher opportunity communities, redeveloping aging, substandard public housing and working through community partners to provide supportive services.
- **Fair housing analysis** – Census data, stakeholder and expert knowledge, and national, state and local information sources were studied to create an informed picture of McKinney and regional fair housing conditions. Racial and ethnic segregation, concentrations of poverty and conditions facing persons with disabilities, limited English proficiency, and families with children, seniors and other protected classes were studied to identify fair housing issues and barriers to access to opportunity.
- **Fair housing goals and priorities** – City and MHA leaders worked together to identify priorities for action among fair housing issues and to set long-range goals that addressed these issues.

Five issues emerged from analysis of census data and expert sources:

- **Segregation** – McKinney has made progress in decreasing segregation for black residents, but segregation of Hispanic residents has increased in both the City and the MHA jurisdiction. Areas of some segregation of Asian or Pacific Islander residents have emerged but are not located in higher poverty areas. The City continues to have significantly more white and fewer black, Hispanic and Asian residents than the region.
- **Concentration of poverty** – Significant numbers of very-low-income residents continue to be concentrated in east McKinney with less access to quality schools, public amenities and strong retail and commercial services, mirroring economic segregation across the MHA jurisdiction. Poverty rates are lower in the City than in the MHA jurisdiction.
- **Location of publicly supported housing** – The majority of McKinney publicly supported housing continues to be concentrated in east McKinney and along the I-75 corridor. MHA made progress by developing new projects in west McKinney, expanding access to opportunity. The majority of MHA HCVs are used within the City of McKinney.



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- **Housing cost** – Home prices, apartment rents and property taxes continue to rise rapidly and exceed the capacity of many McKinney residents and workers to afford housing, a condition mirrored throughout the region.
- **Access to employment** – Service and support workers struggle to find affordable housing in proximity to their places of employment, creating problems for employers who struggle to attract and retain workers. The lack of affordable transit options exacerbates this problem.

Seven additional issues were also identified by participants in public engagement activities:

- **Lack of affordable housing** – Rising housing costs and limited access to subsidies and assistance make it increasingly difficult for support and service workers, low-income families and persons living on fixed incomes, including seniors and persons with disabilities, to find housing.
- **Discrimination** – Most landlords will not accept renters paying with housing subsidies. Minorities continue to feel they are directed to living in areas of higher poverty and segregation. Community opposition to the spread of affordable housing throughout the City continues, but many residents support increases in affordable, mixed-income housing throughout the community.
- **Lack of affordable transportation** – Affordable transportation options are not widely available to support participation in work, commercial and civic life and recreation. McKinney has struggled to establish affordable transit options but is developing small, targeted and innovative solutions to support workers, low-income residents and persons with disabilities.
- **Lack of integrated, supported, affordable housing for persons with disabilities** – Persons with disabilities find housing completely unaffordable when compared with limited and fixed incomes.
- **Fair housing compliance by private providers** – Some brokers, home builders, landlords and other private housing providers take advantage of persons with limited knowledge of fair housing laws and do not support access to housing in lower poverty communities.
- **Investment in and revitalization of neighborhoods** – Older, lower income neighborhoods need more investment to increase and improve the quality of public infrastructure, retail services and recreational opportunities. MHA is contributing to revitalization by redeveloping aging public housing projects in east McKinney. Rapidly increasing housing prices and property values in these areas is a challenge to continuing housing affordability.
- **Access to fair and affordable housing information** – People need more information about their rights and opportunities to access fair and affordable housing.

The City and MHA staff set the following goals to address these issues, which will be considered for adoption by their respective council and board of directors:

- Increase access to affordable housing in high-opportunity areas
- Meet community needs for affordable housing
- Increase supply of accessible, affordable housing for persons with disabilities
- Increase access to affordable transportation options for low-income households and persons with disabilities
- Invest in targeted neighborhoods to increase opportunity
- Increase access to information and resources on fair and affordable housing
- Maintain and improve the quality and management of publicly supported housing through information sharing between MHA and the City



The AHP application requires a detailed development cost budget that includes line items for all project related hard and soft costs. Categorize the budget in such a way that it reconciles with the application's Uses of Funds statement. The application also requests a narrative on how the costs were determined. Provide any applicable documentation to support the narrative and noted costs. Examples include: construction bids from contractors and/or subcontractors, architect cost estimates, or a physical needs assessment with a detailed break of project construction/rehabilitation costs.

**Development Budget Rental Projects**

**Sponsor Name:** St. James CME Church

<b>Sales Price/Average Cost per Unit:</b>	
<b>Land Acquisition/Average Cost per Unit:</b>	
<b>Construction Budget/Average Cost per Unit:</b>	

**Project Location:** 500 North McDonald, 502 S. McDonald and contiguous outlots

	<b>Total Development Costs</b>	<b>Uses of Funds Category</b>
<b>Acquisition</b>	<b>\$222,106.00</b>	Acquisition
Demolition	\$10,000.00	Construction
On-Site Improvements		Construction
Off-Site Improvements		Construction
<b>Total Site Improvements</b>		
Construction/Rehab	\$563,878.85	Construction
General Conditions	\$35,000.00	Construction
Contractor Overhead	\$11,666.67	Construction
Contractor Profit	\$60,000.00	Construction
Contingency	\$30,204.15	Construction
<b>Total Hard Construction Costs</b>	<b>\$675,750.00</b>	
Construction Loan Interest	\$40,000.00	Interim Financing Costs
Construction Loan Fees	\$10,000.00	Interim Financing Costs
Permanent Loan Fees		Other
Bond-Related Costs		Other
Syndication Costs		Other
Tax Credit Application Fee		Other
Title & Recording		Other
Other Financing Costs		Other
<b>Total Financing Costs</b>	<b>\$50,000</b>	
Survey	\$2,500.00	Predevelopment
Appraisal	\$2,000.00	Predevelopment

The AHP application requires a detailed development cost budget that includes line items for all project related hard and soft costs. Categorize the budget in such a way that it reconciles with the application's Uses of Funds statement. The application also requests a narrative on how the costs were determined. Provide any applicable documentation to support the narrative and noted costs. Examples include: construction bids from contractors and/or subcontractors, architect cost estimates, or a physical needs assessment with a detailed break of project construction/rehabilitation costs.

**Development Budget Rental Projects**

**Sponsor Name:** St. James CME Church

<b>Sales Price/Average Cost per Unit:</b>	
<b>Land Acquisition/Average Cost per Unit:</b>	
<b>Construction Budget/Average Cost per Unit:</b>	

**Project Location:** 500 N. McDonald, 502 S. McDonald and contiguous lots

Architect & Engineering	\$35,000.00	Predevelopment
Legal & Accounting	\$38,000.00	Predevelopment
Market Study	\$5,000.00	Predevelopment
Environmental	\$2,500.00	Predevelopment
<b>Total Professional Fees</b>	<b>\$85,000.00</b>	

Marketing Expense		Other
Relocation		Other
Construction Period Insurance		Interim Financing Costs
Construction Period Prop. Tax		Interim Financing Costs
Other Soft Costs		Other
<b>Total Soft Costs</b>		

Developer Fee	\$119,250.00	Developer Fee
Consultant Fee	\$60,000.00	Consultant Fee
<b>Total Developer Fees</b>	<b>\$179,250.00</b>	

Insurance Escrow		Other
Property Tax Escrow		Other
Lease-Up Reserve		Reserves
Operating Reserve		Reserves
Replacement Reserves		Reserves
<b>Total Escrow/Reserves</b>		

<b>Total Development Costs</b>	<b>\$1,222,106.00</b>	
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**ST. JAMES CME CHURCH**  
**Fiscal Year End May 31**  
**June 2020 Monthly Financials**

<b>June 2020</b>	<b>Income</b>	<b>Expense</b>	<b>Net Total</b>
7-Jun	\$ 1,826.00	\$ 2,014.00	
14-Jun	\$ 2,326.00	\$ 3,531.85	
21-Jun	\$ 905.00	\$ 323.86	
29-Jun	\$ TBD	\$ TBD	
Givify	\$ 887.63		
	\$ 5,944.63	\$ 5,869.71	<b>\$74.92*</b>

\*Based on amounts recorded through week 3

**ST. JAMES CME CHURCH**  
**Fiscal Year End May 31**  
**June 1, 2019-May 31, 2020 Financials**

<b>Month</b>	<b>Income</b>	<b>Expense</b>	
June 2019	\$ 13,917.00	\$ 1,045.81	
July 2019	\$ 5,902.00	\$ 9,069.93	
August 2019	\$ 6,914.00	\$ 9,850.52	
September 2019	\$ 10,590.00	\$ 11,714.47	
October 2019	\$ 14,362.25	\$ 12,948.29	
November 2019	\$ 17,048.00	\$ 26,175.30	
December 2019	\$ 10,177.00	\$ 14,129.00	
January 2020	\$ 5,972.11	\$ 4,269.00	
February 2020	\$ 7,649.00	\$ 5,549.00	
March 2020	\$ 7,844.20	\$ 16,292.00	
April 2020	\$ 7,311.67	\$ 7,184.00	
May 2020	\$ 9,383.00	\$ 1,083.00	
<b>TOTALS</b>	<b>\$ 117,070.05</b>	<b>\$119,310.32</b>	
		<b>NET TOTAL</b>	<b>-\$2,240.27</b>

Internal Revenue Service

Department of the Treasury

P. O. Box 2508  
Cincinnati, OH 45201

Date: September 30, 2002

St. James Christian Methodist Episcopal Church  
316 West St  
McKinney, TX 75069-2513

Person to Contact:  
Richard E. Owens 31-00913  
Customer Service Representative  
Toll Free Telephone Number:  
8:00 A.M. to 8:30 P.M. EST  
877-829-5500  
Fax Number:  
513-263-3756  
Federal Identification Number:  
75-1926669  
Group Exemption Number:  
8511

Dear Sir or Madam:

This is in response to your request for affirmation of your organization's exempt status.

Our records indicate that your organization is included in a group ruling issued to Christian Methodist Episcopal Church, which is located in Memphis, Tennessee.

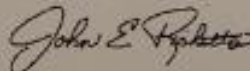
Christian Methodist Episcopal Church is exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code and is classified as a public charity, and not a private foundation, because it is described in sections 509(a)(1) and 170(b)(1)(A)(i) of the Code as a church.

As your organization is included in a group ruling, it does not have an individual exemption letter. The group exemption letter applies to all of the subordinate organizations on whose behalf Christian Methodist Church has applied for recognition of exemption. This means your organization is also exempt under section 501(c)(3) of the Code.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



John E. Ricketts, Director, TE/GE  
Customer Account Services