



19-1069

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Regarding the Application of the "McKinney Flats" to the Texas Department of Housing and Community Affairs (TDHCA), for 4% Tax Credits for the Construction of Multi-Family Units Within the Development

**COUNCIL GOAL:** Enhance the Quality of Life McKinney  
(5F: Maximize partnerships between the City of McKinney and private industry)

**MEETING DATE:** December 17, 2019

**DEPARTMENT:** Housing & Community Development Department

**CONTACT:** Janay Tieken, Housing and Community Development  
Cristel Todd, Affordable Housing Administrator

**RECOMMENDED CITY COUNCIL ACTION:**

- Approve one of the Resolutions

**ITEM SUMMARY:**

- McKinney Flats Ltd is applying to TDHCA for 4% tax credits for the construction of McKinney Flats.
- McKinney Flats Ltd is requesting a Resolution of No Objection from the City Council.

**BACKGROUND INFORMATION:**

- NRP is a national multifamily developer, general contractor and property manager founded in 1995. They have developed over 28,000 units in 15 states, and manage over 20,000 residential units.
- More than 300 years of collective executive team experience, and over 700+ employees nationwide.
- Annual building revenue of over \$300 Million. Closed over \$5 Billion in Real Estate, \$3 Billion since 2009.
- The proposed affordable development consists of 206 units.

- Development site is located at Collin McKinney Pkwy and Test Dr., McKinney, TX.
- December 3, 2019, City Council approved the zoning for the project.
- November 18, 2019, HUD publishes map of 2020 DDAs/QCTs.
- October 31, 2019, 2020 Bond Lottery results released.
- October 22, 2019, Planning & Zoning unanimously approved the zoning for the project.
- October 16, 2019, application to the Texas Bond Review Board submitted for the 2020 Bond lottery.
- October 7, 2019, Plan revisions submitted.
- September 25, 2019, HUD publishes list of zip codes/census tracts for 2020 DDAs/QCTs in the Federal Register.
- September 3, 2019, Letter of intent for rezoning submitted.
- August 8, 2019, Inducement Resolution for private activity bonds passed by McKinney Housing Finance Corporation.
- August 1, 2019, Due Diligence kicked off: engineers engaged to deliver environmental, engineering feasibility, market, geo-technical, architectural, and additional report's/studies.
- July 17, 2019, site location of Collin McKinney Parkway under contract.
- June 27, 2019, McKinney Housing Finance Corporation approved MOU with NRP.
- May 7, 2019, City Council updated on the DDA and two possible locations.
- January 15, 2019, City Council updated on the selection of NRP Group.
- January 11, 2019, NRP selected as partner.
- November 1, 2018, RFQ deadline.
- October 14, 2018, RFQ was released.

#### **FINANCIAL SUMMARY:**

- The estimated total cost of the project is approximately \$42.3 million. Tax credits make up approximately \$12.8 million, tax exempt bonds make up approximately \$24.6, with private equity and deferred developer fee providing the remaining \$5 million.
- The developer is not asking for any additional contribution or fee waivers from the City at this time.

#### **BOARD OR COMMISSION RECOMMENDATION: N/A**

#### **SUPPORTING MATERIALS:**

- [Resolution of Support](#)
- [Resolution of No Objection](#)

[Resolution of Opposition](#)  
[2019 Zoning Approval Ordinance](#)  
[Draft Site Plan](#)  
[McKinney Flats Evaluation](#)  
[Location Map](#)  
[Existing Infrastructure](#)  
[Traffic Analysis](#)