

AFFORDABLE HOUSING SCORECARD APPLICATION

The Affordable Housing Scorecard will provide an initial review for applicants requesting partnerships with granting entities (MHA, MHFC, or PFC) to provide tax-exemption benefits for rental housing projects. Projects must score a minimum of 12 points to move forward to the next round of review. Meeting the minimum number of points does not guarantee approval of the project. Following the initial review, a more detailed analysis will be required as part of the granting entity's review process. Please see the Project Consideration Flowchart (*Attachment A*) for more information.

Applicant Information

Developer Contact Information: Presidium

Name: Will Address

Email: wandress@presidiumre.com Phone Number: (512) 494-4224

Address: 3100 McKinnon, Suite 250, Dallas, TX 75201

Property Information

Property Location: Burrus St., McKinney, Texas 75069 Property Zip Code: 75069

Parcel ID Number: 714, 716, 718, 720, 722, 724, 726, 717, 719, 721, 723, 725, 727, 728 Quadrant (*Attachment B*): Southeast

Current Zoning/Land Use: Multi-family residential. Permitted for intended use.

Proposed Zoning/Land Use: Multi-Family Residential

Proposal Information

Minimum Requirements:

- Project must provide rental housing units (either single- or multi-family residential).
- Project must include at least 50% of the total units as affordable units (80% AMI or lower).
- Project must include a minimum of 5% of the total units at 30% AMI.

Project Description: _____

McKinney Cotton Mill Phase 1 is a transformative development project aimed at revitalizing East McKinney by introducing a balanced mix of affordable and workforce housing. As the first phase of a four-phase master plan, Phase 1 will feature 5% of units reserved for residents earning 30% of the area's Average Median Income (AMI) and 30% of units designated for those at 80% of AMI. In addition, the development will accept Housing Choice Vouchers, ensuring greater accessibility for low-income residents and contributing to long-term housing affordability in the region.

Project Type: (*please check one*)

☒ New Build

☐ Rehabilitation

☐ Renovation

☐ Acquisition

Housing Type: *(please check one)*

☐ Single-Family Rental

☒ Multi-Family Rental

Property Tax Assessment:

Category	Amount
Land Value	\$ 2,087,840
Existing Improvements	\$ 0
Proposed Capital Improvements	\$ 63,891,380
Total Assessed Value	\$ 2,087,840

Unit Affordability and Unit Type: *(please include the number of units per category)*

	Efficiency/ Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	Total
Market Rate	15	83	28	2		128
80% AMI	14	75	25	2		116
70% AMI						
60% AMI						
50% AMI						
40% AMI						
30% AMI	1	9	3			13
Total	30	167	56	4		257

Rental Assistance Programs: *(please indicate if the project will accept rental assistance programs)*

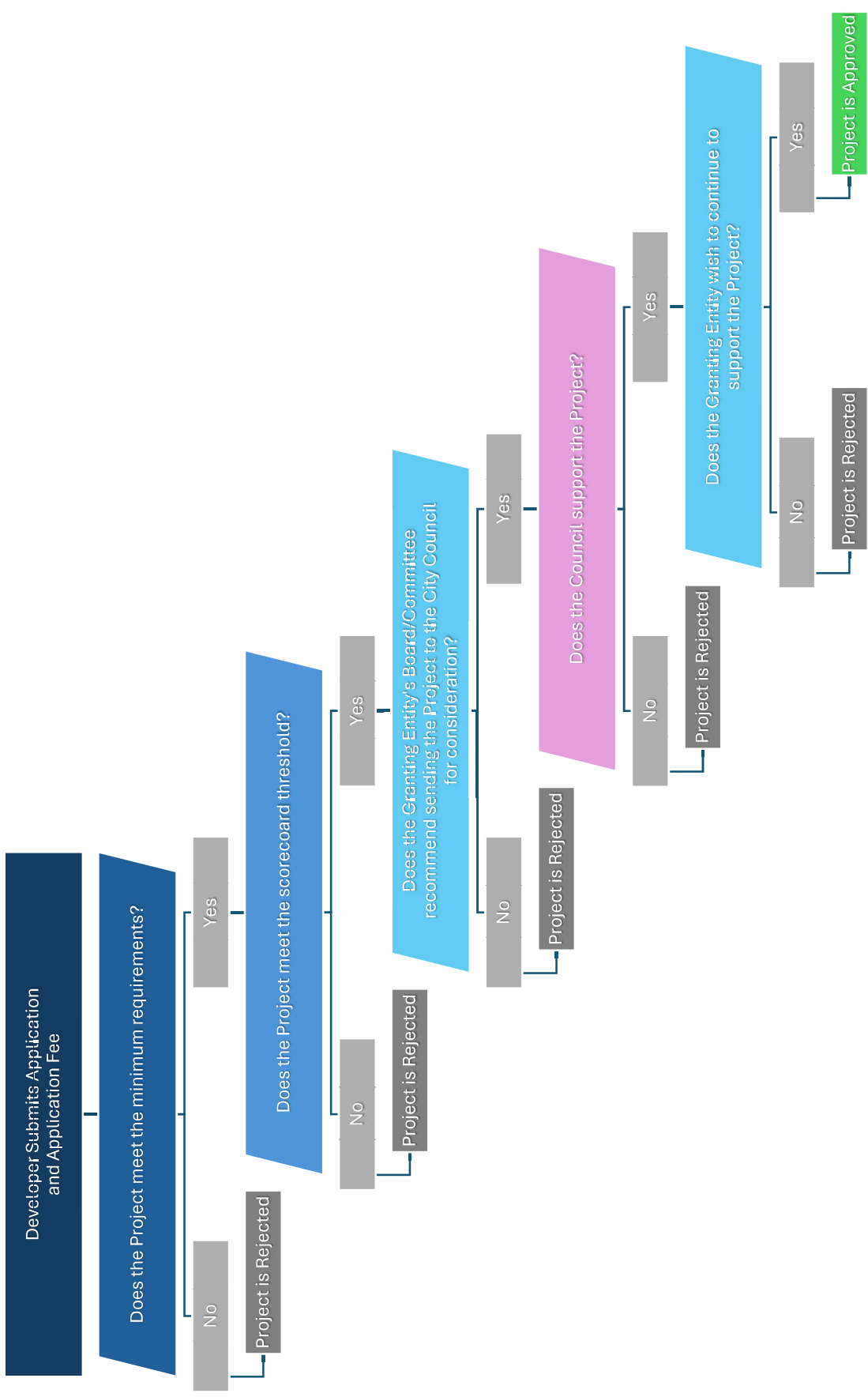
☐ None

☒ Housing Choice Vouchers

☐ Tenant-Based Rental Assistance

☐ Other: _____

Attachment A: Project Consideration Flowchart



**Attachment B:
Quadrant Map**

