

MPFC Funding Requests

McKinney Public Facilities Corporation Meeting

June 6, 2023

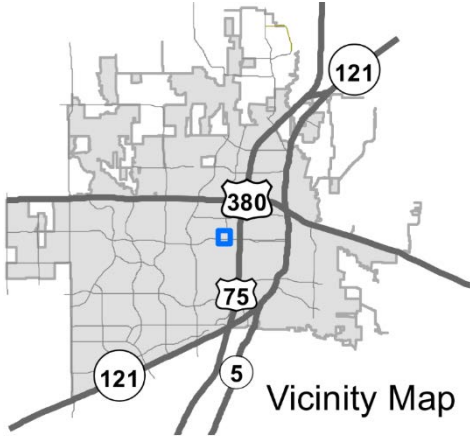
Background

- The City of McKinney created the McKinney Public Facilities Corporation (MPFC) in 2022 to support the development of the Jefferson Verdant Project.
- The Development Agreement for the Jefferson Verdant establishes a payment in Lieu of Taxes (PILOT), developer fee and a portion of sales proceeds.
- The City received \$2,000,000 at the closing of the project. Per MPFC bylaws, the funds are currently in the General Fund.
- City Council has authority to determine the use of MPFC Funding.
- The MPFC/City received funding requests from two proposed affordable housing development projects. The McKinney Community Development Corporation received the same funding requests.
- Both projects require funding commitments prior to closing this summer.

McKinney Public Facility Corporation Funds

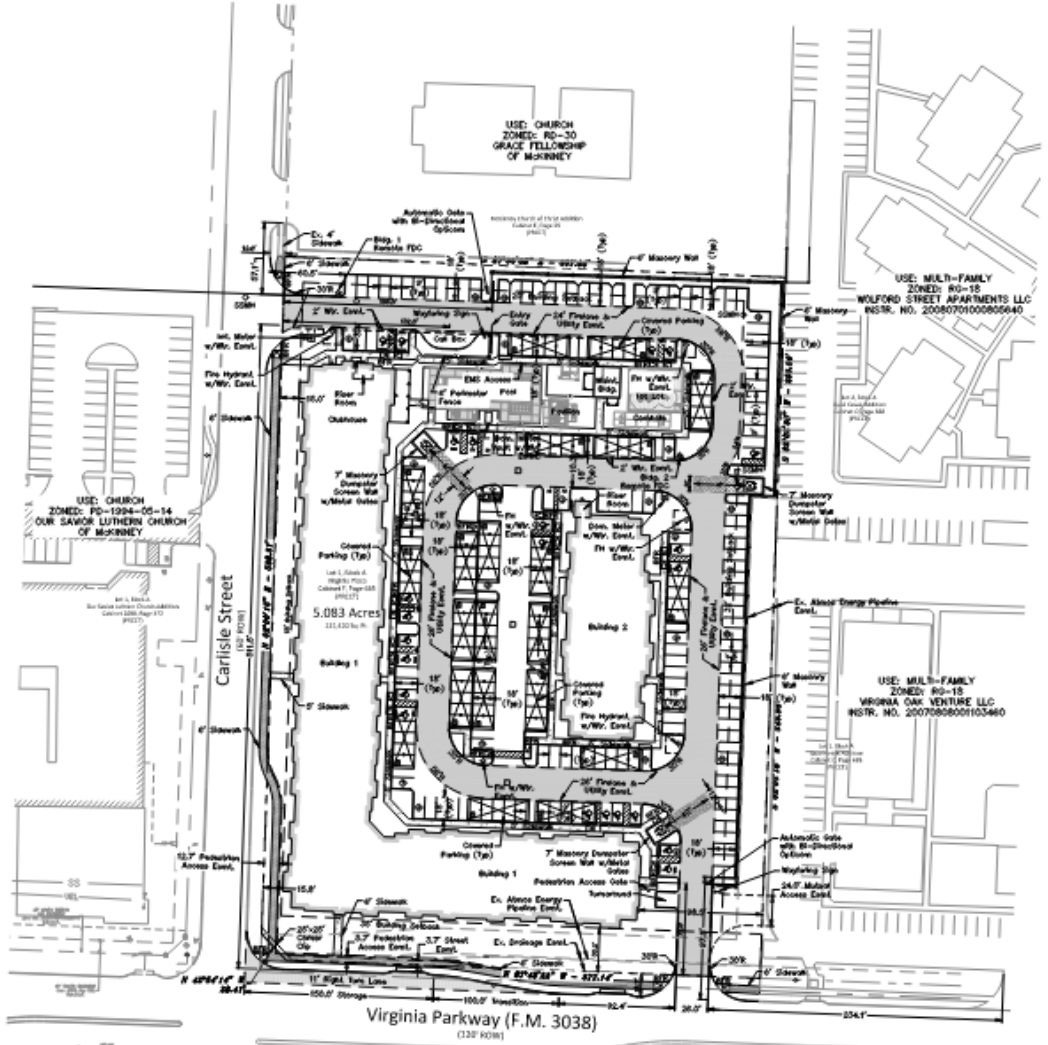
- Per bylaws, all funds received by the McKinney Public Facility Corporation are placed in the General Fund for future appropriation by the McKinney City Council.
- Any recommended funding would be contingent on subsequent agreement that will include provisions and performance metrics.
- Appropriating MPFC funds requires:
 - Recommendation by MPFC (June 6, 2023)
 - Budget Amendment Ordinance considered by City Council (June 6, 2023)
 - Agreement with Funded Entity (City Council: Anticipated June 20, 2023)

Palladium McKinney

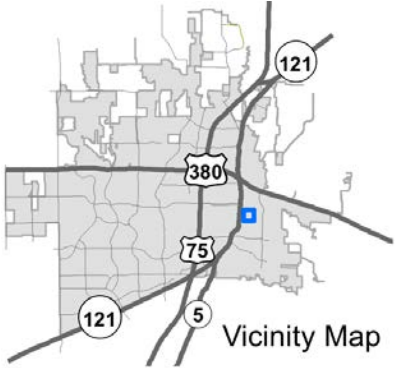


Proposed Site Plan - Informational

- \$45M project cost
- 4-Story multifamily with common amenities
- 170 units (One to Three Bedroom)
- Available to 60% AMI or below
- Proposed co-development with McKinney Housing Finance Corporation
- Zoning secured
- \$1.5M financing gap

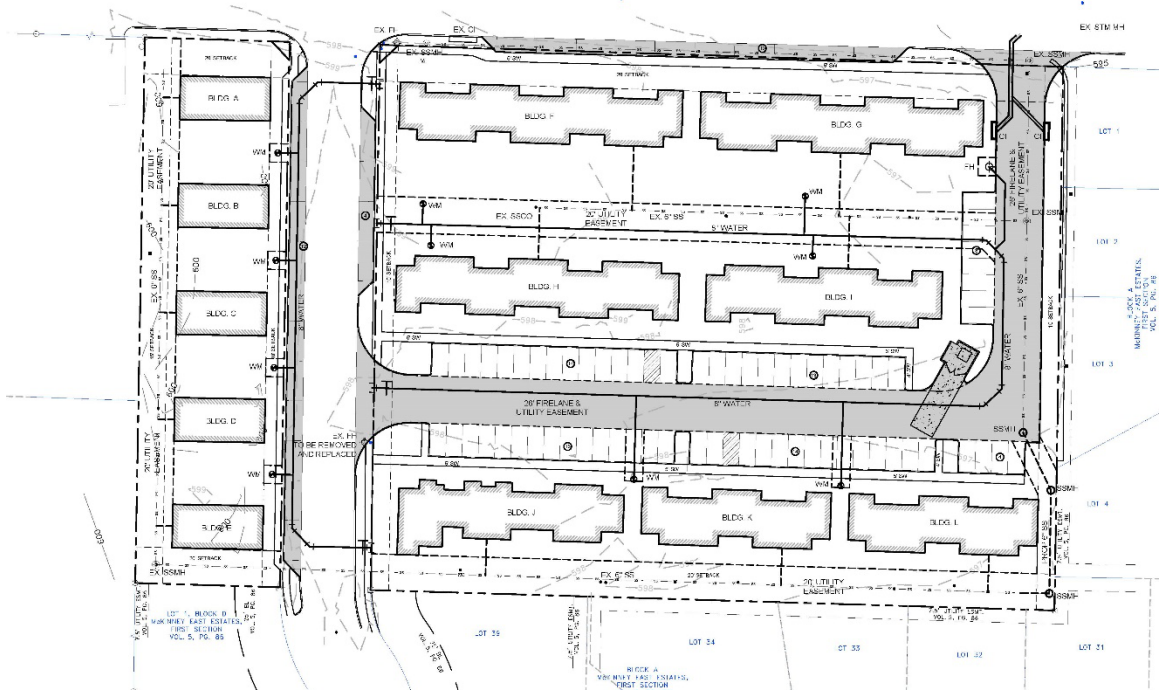


Remnant I

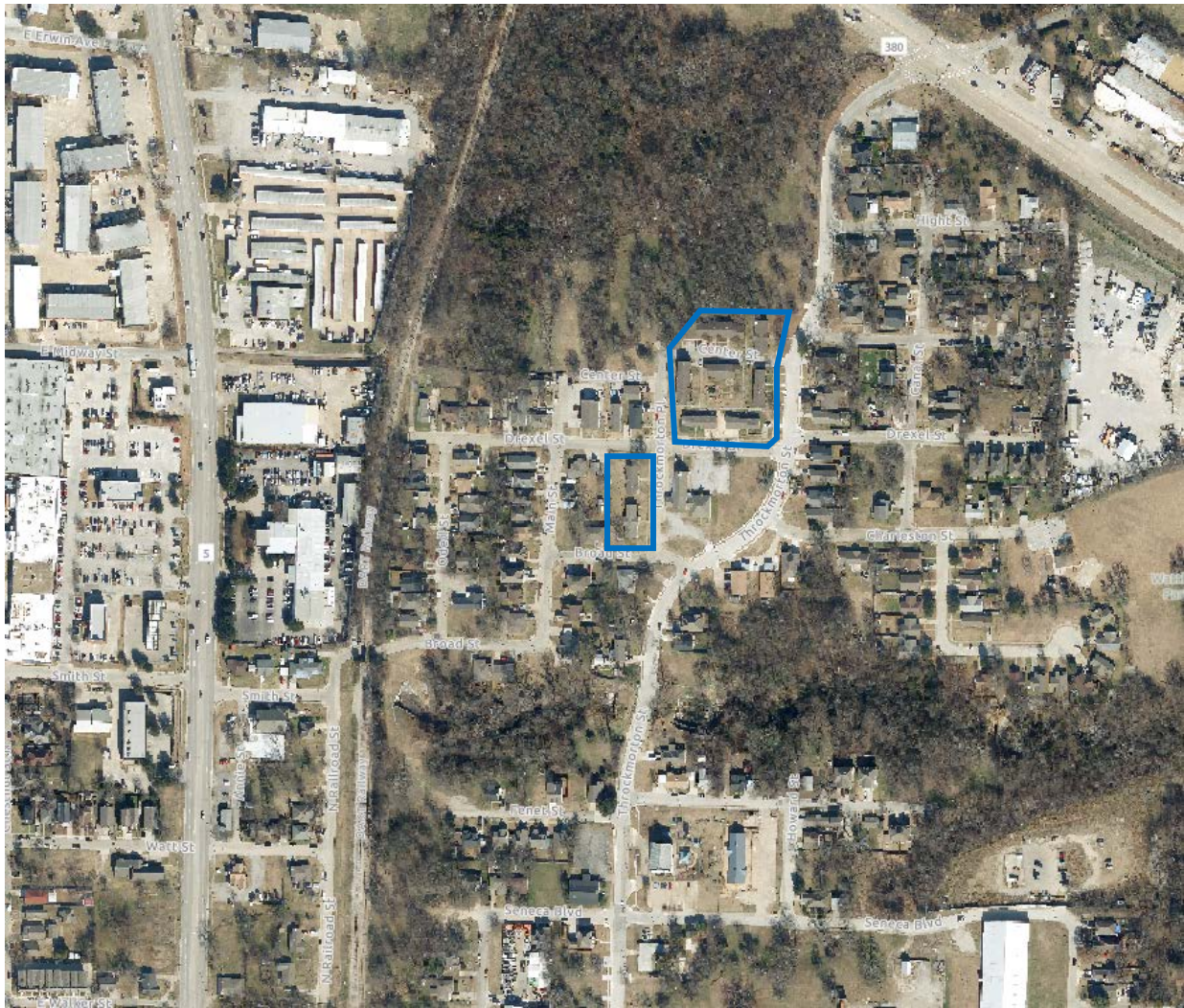


Remnant I Site Plan - Informational

- \$30M total project cost (both sites)
- 2-Story multifamily
- 46 units (One to Four Bedroom)
- Available to 60% AMI or below and existing residents
- Will convert public housing units to affordable units
- Zoning in progress
- \$1.8M financing gap (both sites)

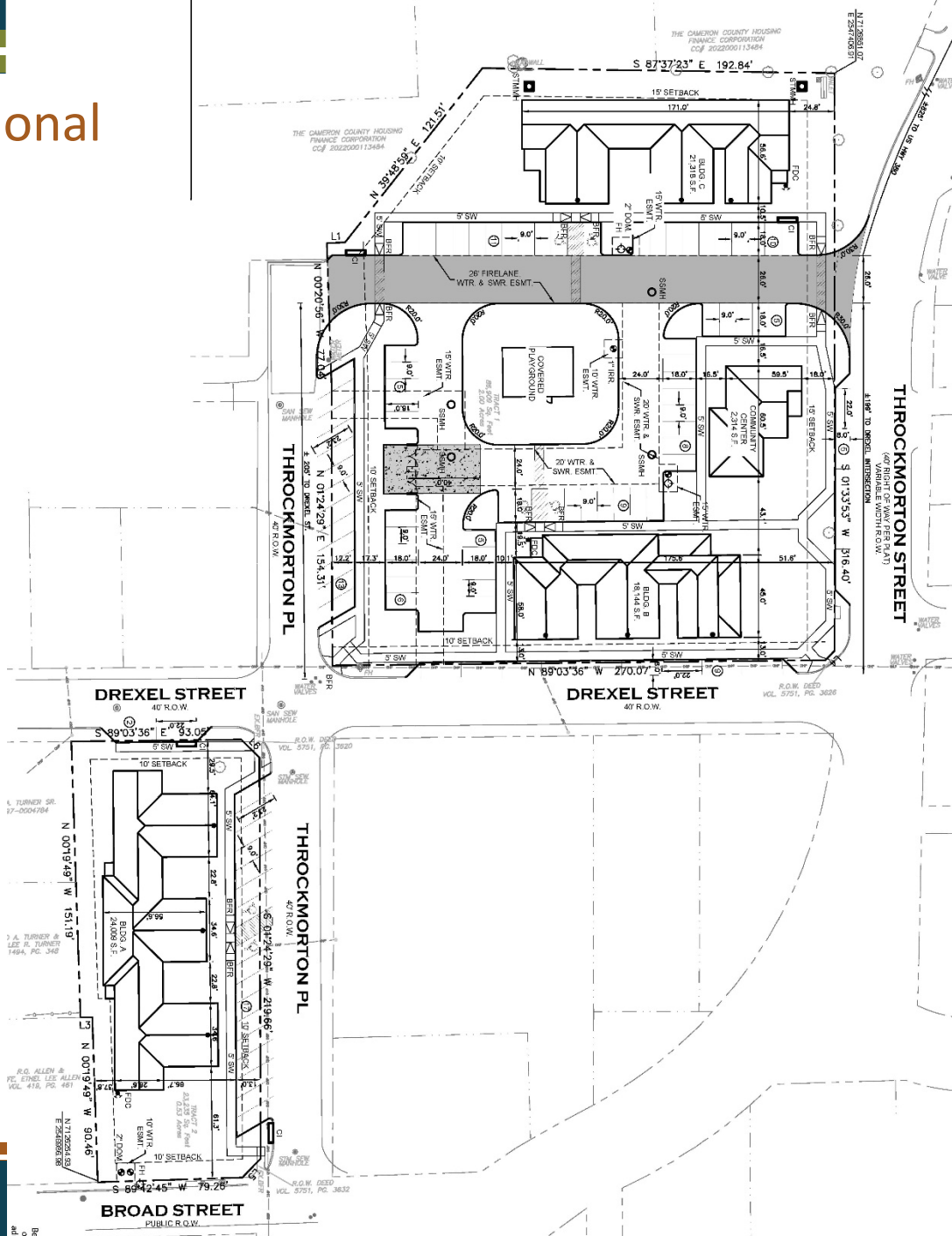


Remnant II



Remnant II Site Plan - Informational

- \$30M total project cost (both sites)
- 3-Story Multifamily
- 50 Units (One to Four Bedroom)
- Available to 60% AMI or below and existing residents
- Will convert public housing units to affordable units
- Zoning in progress
- \$1.8M financing gap (both sites)



Project Program Comparison

	Remnant		Palladium	
1 bedroom	10		56	
2 bedroom	22		84	
3 bedroom	54		32	
4 bedrom	10			
Total Units	96		172	
% Affordable Units	100%	Units	100%	Units
Maximum Income (AMI)	30% *	46	60%	172
	60%	50		

**30% Reserved for existing tenants. Units could shift to 60% once those tenants move out.*

