

Housing and Community Development

City Council Work Session
June 6, 2023

Update on Affordable Housing Development
Partnership with the McKinney Housing Finance
Corporation

BACKGROUND INFORMATION

- On April 8, 2022, the MHFC approved a recommendation to City Council for a RFQ for a 2023 affordable housing, public/private partnership.
- On May 17, 2022, City Council approved the RFQ.
- The RFQ sought to identify one 4% tax credit co-development partnership and one Public Facility Corporation (PFC) partnership for FY23.
- On September 20, 2022, City Council was updated that an evaluation team determined Atlantic Pacific Communities, LLC as the most qualified firm for a 4% tax credit co-development partnership.
- Atlantic Pacific Communities, LLC did not receive a 2023 bond allocation so was unable to move forward with the development and partnership.
- Palladium USA International, Inc., received their reservation for a 2023 bond allocation in January and reached out to MHFC to discuss possible partnership.
- Palladium USA International, Inc., had previously received a Resolution of Support from the City Council for their development.

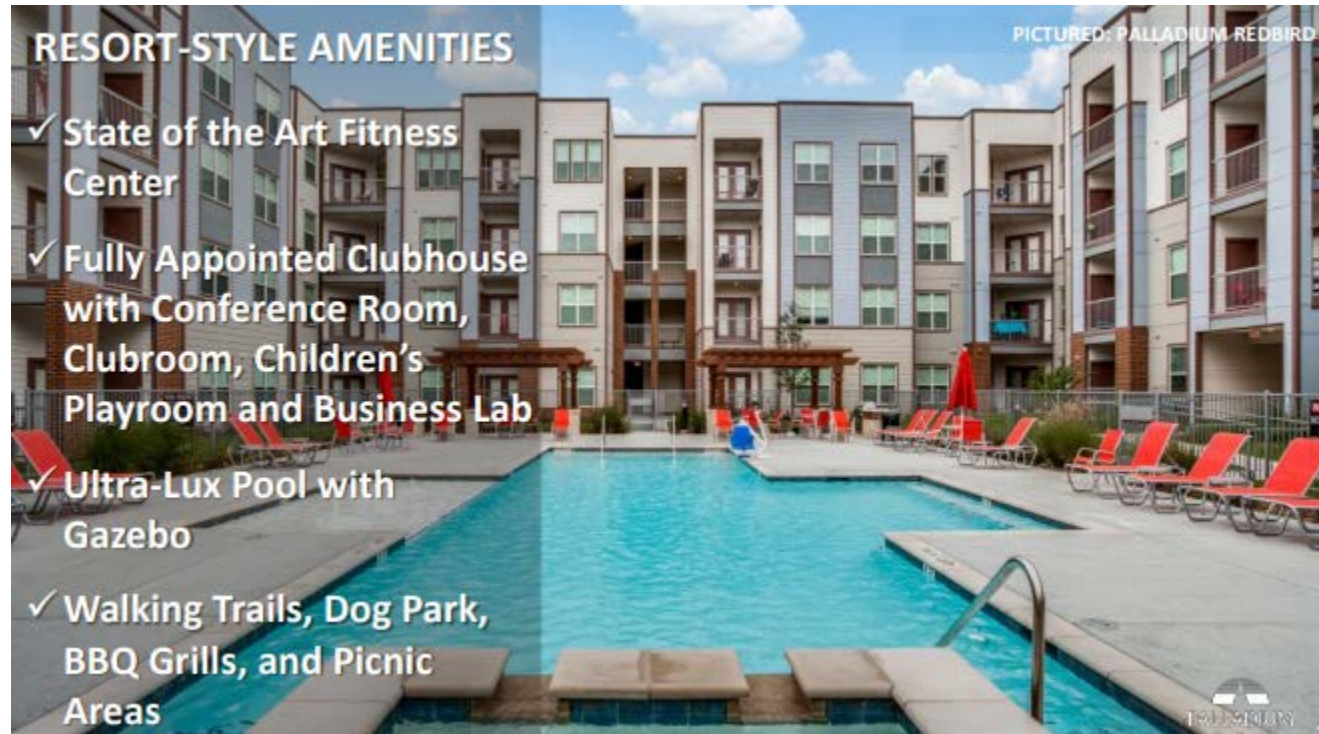
PARTNERSHIP UPDATE

- MHFC approved a Resolution authorizing negotiations with Palladium USA International, Inc., on January 4, 2023.
- On May 12, 2023, MHFC Board approved the draft Memorandum of Understanding (MOU) with Palladium USA International, Inc.
- The project will provide Class A housing for families, working professionals and seniors.
- All units will be rent restricted at 60% Area Median Income.
- The development will consist of 172 rental units including one-bedroom, two-bedroom and three-bedroom units.
- Development amenities will include resort pool with pavilion, playground and playroom, clubhouse, business center, fitness center, conference room, grills, picnic tables and yard games.
- Supportive services for residents will include community-building special events like movie nights and food trucks and other services to benefit residents.
- Total estimated cost for the project is \$45,012,256.

Development Location : Virginia Pkwy & Carlisle St



2656 Virginia Pkwy



ENGAGING SOCIAL SPACES

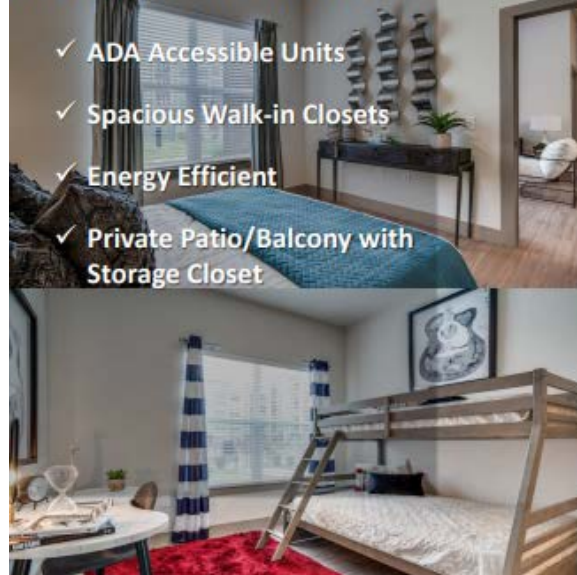


PICTURED PALLADIUM REDBIRD, DALLAS, TX



INSPIRED INTERIORS

- ✓ ADA Accessible Units
- ✓ Spacious Walk-in Closets
- ✓ Energy Efficient
- ✓ Private Patio/Balcony with Storage Closet



PICTURED PALLADIUM REDBIRD DALLAS, TX



PALLADIUM
U.S.A.

Questions/Comments?