



23-0452

TITLE: Consider/Discuss/Act on a Funding Request Submitted by Knight Development for the McKinney Housing Authority Remnant at Greenwood I and Remnant at Greenwood II Projects

COUNCIL GOAL: 1: Direction for Strategic and Economic Growth

MEETING DATE: June 6, 2023

DEPARTMENT: Housing and Community Development

CONTACT: Janay Tieken, Director of Housing and Community Development
Kim Flom, Assistant City Manager

ITEM SUMMARY:

- Two developers have recently submitted requests to utilize McKinney Public Facilities Corporation funding.
- Both projects also submitted the same funding requests to the McKinney Community Development Corporation.
- The Knight Development submittal requests \$1,800,000 to fill a financing gap for The Remnant at Greenwood I and II projects.

BACKGROUND INFORMATION:

- In 2022, the City of McKinney established the McKinney Public Facilities Corporation (MPFC) to support the development of the Jefferson Verdant Project.
- The agreement for the Jefferson Verdant project provides for payments to the MPFC. The City received \$2,000,000 at the closing of the project.
- The City has received a funding request from Knight Development in the amount of \$1,800,000 to fill a financing gap in The Remnant at Greenwood I and II projects.
- The Remnant at Greenwood I and II projects are being developed in partnership with the McKinney Housing Authority in order to convert the last McKinney Public

Housing Units into affordable units.

- The project proposes to demolish the two existing developments (46 total units), and replace them with new and additional units (96 total units).
- The McKinney Housing Finance Corporation has approved a request from The Remnant at Greenwood I and II to issue bonds for the project.
- At their meeting on May 25, the McKinney Community Development Corporation approved funding for both projects, with the stipulation that if either project receives alternative funding, then the funded applicant will not receive MCDC funds.

FINANCIAL SUMMARY:

- The MPFC received \$2,000,000 at the closing of the Jefferson Verdant project. A budget amendment is proposed on the June 6, 2023 Council Agenda that would appropriate the funds to housing uses.

BOARD OR COMMISSION RECOMMENDATION:

- Any recommendation given by MPFC will be provided to Council for final review and approval.

SUPPORTING MATERIALS:

[Request](#)
[Presentation](#)