

CITY OF PLANO  
COMMUNITY RELATIONS COMMISSION

January 26, 2021

**Agenda Item No. 4**

Discussion and Recommendation on the 2021 Housing Tax Credit Resolution Applications

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**DESCRIPTION:**

The Community Relations Commission will discuss the 2021 Housing Tax Credit Resolution (HTC) Application submissions and make recommendations to the City Council.

**REMARKS:**

On November 23, 2020, City Council discussed and provided direction for the Community Relations Commission (CRC) as it relates to the review and recommendation of HTC resolution applications.

Council confirmed the following:

Threshold Questions:

- The CRC's use of threshold questions and criteria for resolution types in the 2021 City of Plano HTC process are as follows:

Applications meeting threshold question #1 and at least 3 of the remaining threshold questions will receive a CRC recommendation for a Resolution of Support, whereas applications meeting threshold questions #1 and at least two threshold questions receive a recommendation for a Resolution of No Objection.

Below are the threshold questions.

1. Do the units address a housing need or problem identified in the Needs Assessment or Market Analysis sections of the City of Plano's current Consolidated Plan for HUD programs?
2. Is the proposed development located within a half-mile (0.50) walking distance of DART transportation (current or developing public transportation route); or is the proposed development located in a high opportunity area?
  - a. High opportunity area is defined as an area with area median income (AMI) greater than 80%; or an area with poverty rate of 10% or less.
3. Does the proposed development have at least 20% market rate units?

4. Does this development redevelop a multifamily complex or under-performing commercial development? Under-performing commercial development includes underused commercial structures (office building, shopping mall/center, and retail), aging commercial centers, and commercial structures that are incompatible with surrounding uses.
5. Does the development include at least 4 of the below energy efficient or sustainable/ green build components?
  - a. The use of better than R-3 insulation on exposed hot water pipes;
  - b. Energy Star certified windows with Low E glass;
  - c. Energy Star certified HVAC;
  - d. Energy Star certified water heaters;
  - e. Low or no VOC paint; and/or
  - f. One of the following types of insulation used:
    - i. Radiant barrier per ASTM standards in attic and/or roof sheathing; and/or exterior wall sheathing (may not be combined with spray foam insulation); or
    - ii. Spray foam insulation exceeding code requirements.
- Council requested the CRC to have further discussion in consideration of long-term vacant land during future HTC processes for Threshold Question 4, regarding the redevelopment of existing multifamily or under-performing commercial sites.

#### Housing De-concentration Factors Review and Applicant Information:

- Where housing de-concentration factors exist, applicants must submit the following:
  1. Housing Market Study/Proposed Target Population Mix within the area; and
  2. Community Support Letters

#### Concerted Revitalization Plan (CRP) Review and Applicant Information:

- The recommendation of CRP points is solely for the City Council review and recommendation. Developers seeking such points must provide the below information within or attached to (as, applicable) to their application.
  1. Experience building and leasing HTC developments;
  2. Site amenities unique to the development, including any landscaping and open space;
  3. Density of site, i.e. dwelling units per acre;
  4. Percentage of green space/landscape area compared to overall land area, excludes site amenities such as pavilions, trails, playgrounds or other impervious areas;
  5. Square feet of green space per unit;
  6. Housing Market Study/Target Population Mix within the area;
  7. Community Support Letter(s) from within the immediately adjacent CRP area, i.e. 500 feet; and
  8. PowerPoint Presentation to City Council

#### HTC Potential Applicant Meetings:

City Staff held two informational sessions via Zoom meetings for those interested in participating in the 2021 HTC Resolution Application process on December 4<sup>th</sup> at 10:00 AM and December 7<sup>th</sup> at 4:00PM.

The meetings were advertised via an email distribution, as well as on the City's website. A total of 20 developers were in attendance at these meetings.

2021 City of Plano HTC Resolution Applications:

There were three 9% HTC resolution applications received by the January 11, 2021 deadline. An additional 4% HTC resolution application was also received. None of the applications seek the Concerted Revitalization Plan (CRP) Points.

**RECOMMENDATIONS:**

Commissioners should be prepared to make comments and propose HTC Resolution recommendations for City Council review at the February 8, 2021 City Council meeting.

ATTACHMENT: Map of Proposed Developments



# 2021 Proposed Housing Tax Credits Projects

4% HTC Proposed Projects

9% HTC Proposed Projects

DART Bus Stops

DART Train Stations

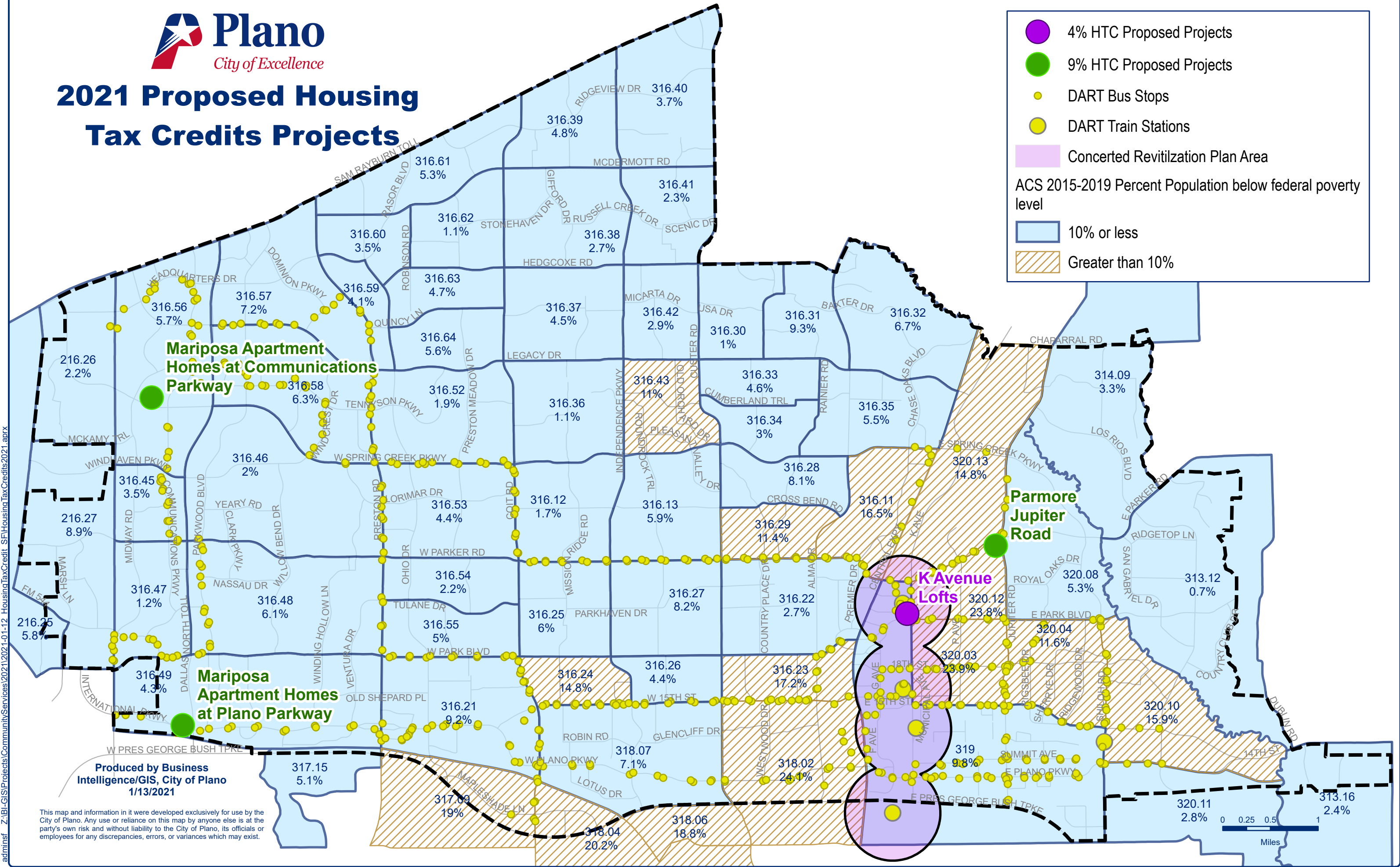
Concerted Revitalization Plan Area

ACS 2015-2019 Percent Population below federal poverty level

10% or less

Greater than 10%

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CITY OF PLANO  
COMMUNITY RELATIONS COMMISSION

January 26, 2021

**Agenda Item No. 4A**

**2021 Housing Tax Credit Resolution of Support Application**

**Applicant:** Prudentia Development, LLC  
**Development Name:** Parmore Jupiter Road

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**DESCRIPTION:**

Prudentia Development, LLC submitted an application for a resolution supporting its proposed 9% housing tax credit (HTC) development, **Parmore Jupiter Road**. This proposed development includes approximately 100 units on five acres located at approximately the southwest quadrant of East Parker Road and Jupiter Road.

**REMARKS:**

This proposed project is one of the three 9% HTC resolution applications received. The proposed development is located outside the area of the city's Concerted Revitalization Plan (CRP) and does not seek the Concerted Revitalization Plan (CRP) Points.

**DEVELOPMENT INFORMATION:**

Development Type: New Construction

Target Population: Elderly Preference

Site Acreage: 5

Number of Building: 1

Total of Number of Units proposed

| Unit Type                 | Market Rate Units | Affordable Units | Total Number of Units |
|---------------------------|-------------------|------------------|-----------------------|
| Number of Unit Proposed   | 20                | 80               | 100                   |
| Percentage of Total Units | 20%               | 80%              | 100%                  |

Unit Income Bracket

| 0-30% AMI | 31-50% AMI | 51-60% AMI | 61-80% AMI | Market Rate | Total Units |
|-----------|------------|------------|------------|-------------|-------------|
| 8 Units   | 32 Units   | 40 Units   | 0 Unit     | 20 Units    | 100 Units   |

### Unit Mix/Types

1 Bedroom – 40 Units

2 Bedrooms – 60 Units

### **THRESHOLD QUESTION EVALUATION:**

The applicant has indicated that the proposed development meets four of the five threshold questions.

### **APPLICABLE HOUSING DE-CONCENTRATION FACTORS:**

Staff's review of the applicant's information indicates there are no applicable Housing De-concentration Factors for the proposed development. Therefore, the applicant was not required to submit a housing market study or a community support letters.

### **CONCERTED REVITALIZATION PLAN POINTS (CRP) POINTS:**

The proposed development is located outside the area of the city's Concerted Revitalization Plan (CRP) area and does not seek the CRP points.

### **RECOMMENDATIONS:**

Commissioners should review the application documents and confirm the following information:

- Number of Threshold Questions met
- Any applicable Housing De-concentration Factors

The CRC will determine and recommend a proposed HTC Resolution type based on the City Council approved criteria.

### **ATTACHMENT:**

Application submitted January 8, 2021



**City of Plano**  
**2021 Housing Tax Credit Resolution of Support Application**

Select type of Housing Tax Credit Resolution you are requesting:

☐ 4% Housing Tax Credit      OR      ☒ 9% Housing Tax Credit

***Developer / Applicant Information***

Applicant Name:

Address:

City/State/Zip code:

DUNS Number:

Main Contact Person:

Title:

Phone Number:

Email:

Do you have site control or owner's consent to apply for HTC funding on this site?

☒ Yes    OR    ☐ No

***Development Partner(s)***

List all partners involved in the proposed development including names and roles of each entity (if applicable):

| Organization Name          | Role in this Project | Main Contact Person |
|----------------------------|----------------------|---------------------|
| Prudentia Development, LLC | Owner                | Ryan Combs          |
| JPI                        | Owner                | Payton Mayes        |
|                            |                      |                     |
|                            |                      |                     |
|                            |                      |                     |
|                            |                      |                     |

## Property Owner & Development Information

### *Property Owner Information*

Owner Name(s):

Address:  City/State/Zip:

Email:

Phone Number:

### *Development Information*

Development Name as it will appear on the TDHCA application:

Ownership Entity as it will appear on the TDHCA application:

Development Address:

Legal Description:



Development Information Continued

Development Type:

- ☒ New Construction
- ☐ Reconstruction
- ☐ Adaptive Reuse
- ☐ Rehabilitation

Site Acreage: 5

Number of Buildings: 1

Target Population Mix:

- ☒ Elderly Preference
- ☐ Individual/Family
- ☐ Transitional Only

| Unit Type                 | Market Rate Units | Affordable Units | Total Number of Units |
|---------------------------|-------------------|------------------|-----------------------|
| Number of Units Proposed  | 20.00             | 80.00            | 100.00                |
| Percentage of Total Units | 20.00%            | 80.00%           | 100.00%               |

How many units are available to each income bracket listed below (i.e., rent level of tenants)?

| 0-30% AMI | 31-50% AMI | 51-60% AMI | 61-80% AMI | Market Rate | Total Units |
|-----------|------------|------------|------------|-------------|-------------|
| 8.00      | 32.00      | 40.00      | 0.00       | 20.00       | 100.00      |

Unit mix/types available:

| Efficiency | 1 Bedroom | 2 Bedrooms | 3 Bedrooms | 4 Bedrooms | Total Units |
|------------|-----------|------------|------------|------------|-------------|
| 0.00       | 40.00     | 60.00      | 0.00       | 0.00       | 100.00      |

How many accessible units are included? 5

Will the development be tax exempt upon completion? ☐ Yes OR ☒ No

If yes, explain:

## Addressing Threshold Questions

Only respond to the application questions in the boxes/spaces provided for each question. Responses should be concise and address only the items requested. Do not respond to questions by referring to supplemental information.

- 1) Explain how the development addresses a housing need or problem identified in the Needs Assessment or Market Analysis sections of the City of Plano's current Consolidated Plan.

- ☒ Substandard Housing    ☐ Age of the Housing Stock    ☐ Overcrowded Housing  
☒ Housing Cost Burden    ☐ Zero/Negative Income  
☒ Housing Assistance for Disabled or Victims of Violence

☐     ☐

You must provide explanations supporting each item checked above:

This development will provide both "decent housing" and "suitable environment" to the low-income elderly population of Plano – a population identified as special needs and deemed to be in substantial need of such housing by the information put forth in the Consolidated Plan.

Substandard housing according to the Market Analysis section of the Consolidated Plan says, "the four conditions of housing problems include (1) lack of complete kitchen facilities, (2) lack of complete plumbing facilities, (3) more than one person per room, and (4) cost burden." This senior housing addresses all those problems by providing high quality new housing for seniors that are low to moderate income. 60% of our units will be two bedroom units, therefore reducing the ratio of more than one person per room. In addition, our new senior housing will contain modern and energy efficient kitchens, plumbing and appliance giving the low income elderly quality housing.

Housing cost burden is more significant in the lower and moderate-income segments of Plano's population, as the Needs Assessment Section states that over 8,855 low and moderate-income households pay more than 50% of their income for housing. The Needs Assessment Section placed on emphasis on the vulnerability of the low-income elderly and disabled persons, stating those segments experienced poverty at roughly twice the rate than the population at large, 13% as compared to 6%. Due to limited or fixed incomes, their need for affordable housing and supportive services is much greater and are at higher risk of becoming homeless. This project aims to provide affordable, quality housing to those populations.

This development will serve elderly that are disabled by reserving at least 5% of it's total units to persons with Special Housing Needs such as a disability or a victim of violence and will market to elderly persons with disabilities or victims of violence.

- 2) Is the project located within a half mile (0.5) walking distance of DART transportation (current or developing public transportation route) and/or is the project located in a high opportunity area?

☒ Yes OR ☐ No

If yes, specify ☒ Within 0.5 mile ☐ High Opportunity

- 3) Does the development have at least 20% of market rate units?

☒ Yes OR ☐ No

- 4) Is the proposed project a redevelopment of under-performing commercial development or multifamily complex? Under-performing commercial development includes underused commercial structures (office building, shopping mall/center, and retail), aging commercial centers, and commercial structures that are incompatible with surrounding uses.

☐ Yes OR ☒ No

**4-A) What is the current use of the proposed site?**

The property was paved to be a commercial lot over 20 years ago and that use has never been able to be achieved on this site. Currently, the site is vacant and has been for over 20 years.

- 5) Will the development include any of the below energy efficient components or sustainable/green build components? (Minimum of four components is necessary to meet this threshold requirement.)

☒ The use of better than R-3 insulation on exposed hot water pipes

☒ Energy Star certified windows with Low E Glass

☒ Energy Star certified HVAC

☒ Energy Star certified water heaters

☒ Low or no VOC Paint

**Choose one of the following types of insulation used:**

☒ Radiant barrier per ASTM standards in attic and/or roof sheathing; and/or exterior wall sheathing (may not be combined with spray foam insulation), or

☐ Spray foam insulation exceeding code requirements

**Are you seeking consideration for Concerted Revitalization Plan area points with this application?**

☐ Yes OR ☒ No

## **Application Submittal Signature**

By signing this form, the Applicant authorizes the City of Plano to begin proceeding in accordance with the process for this request. The applicant further acknowledges that submission of an application does not in any way obligate the City of Plano to approve the application and that although the Community Relations Commission (CRC) may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the CRC's recommendation.

This application cannot be supplemented or amended after submission.

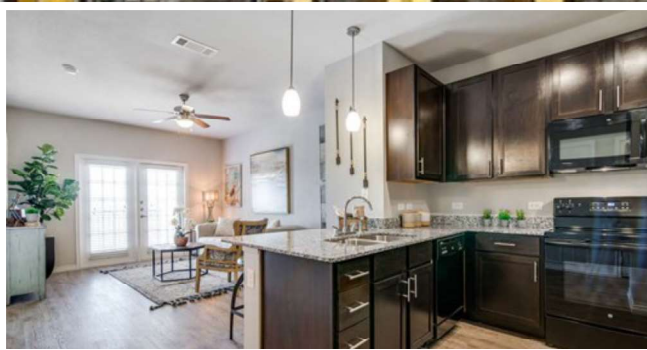
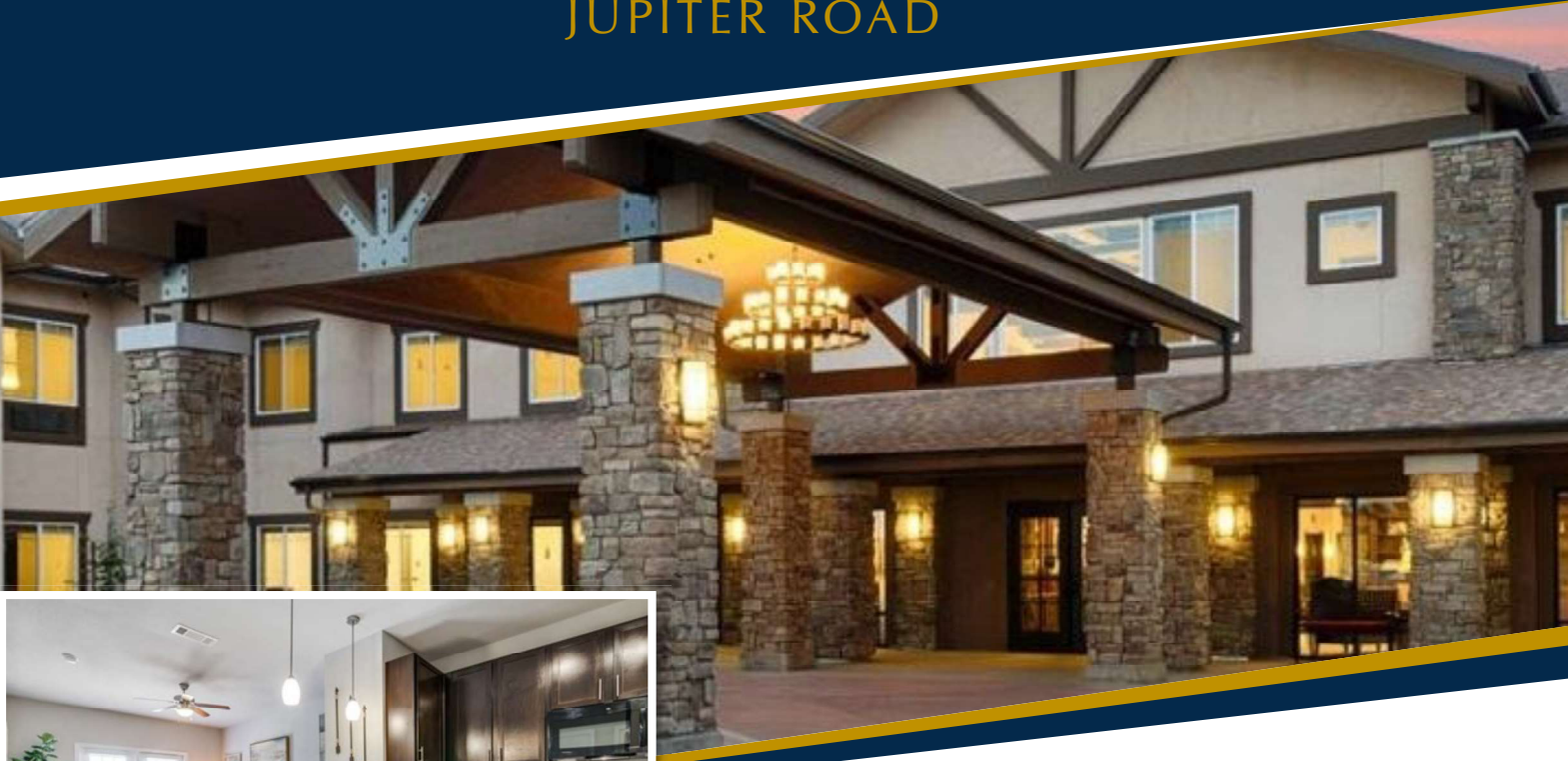
Applicant Signature:  \_\_\_\_\_ Date: 1/08/2021

Printed Name: [Ryan Combs](#)



# PARMORE

## JUPITER ROAD



### ◆ CLASS A CONSTRUCTION

- High percentage of masonry on the exterior
- Articulation and variation of materials in the elevations in order to create architectural interest. Not flat walls along the exterior elevations
- Upgraded cabinetry in the units
- Vinyl Plank (wood look) flooring instead of carpet in the units living and dining rooms
- Upgraded and high end look unit fixtures

Parmore Jupiter Road will be an approximately 100 unit, class A constructed community for seniors (ages 55+). Comprised of 1 and 2 bedrooms. This independent senior living community will be a Class A constructed community designed in a distinctly upscale aesthetic with an amenity package that rivals the best senior housing in North Texas. This high quality senior housing will intentionally be situated to serve seniors of all incomes including the many seniors living on fixed incomes. It is a 2 story building that will not impose on the neighbors and will provide high quality housing for seniors who already live in Plano and no longer can maintain their single family home, as well as seniors moving to the community to be near family.



### RESORT STYLE AMENITY PACKAGE: Consistent with the nicest Class A rental communities in DFW

- Fully gated community
- Common area Wi-Fi
- Resort Style Pool
- Barbeque picnic areas
- \* Pet Park
- CARES Team onsite social coordinators
- Fully appointed clubhouse with...  
Fitness Center, Business Center, Club Event Room, Common Area





## SITE PLAN



Parmore Jupiter Road will be situated behind retail frontage on E. Parker Road and back up to single family homes to the south. We have limited the height of this senior community to two stories in order to not be looking into anyone's backyard. The property will have elevators and incorporates an interior corridor so that all seniors are able to get to the amenities without having to go outside.



## QUALITY DESIGN



**CONTACT: RYAN COMBS; [RYAN.COMBS@JPI.COM](mailto:RYAN.COMBS@JPI.COM)**



## LOCATION MAP

Approximately 5 acres, more or less, located at approximately the southwest quadrant of E. Parker Road and Jupiter Road, located in The City of Plano, Collin County, Texas.

