

CITY OF PLANO
COMMUNITY RELATIONS COMMISSION

January 20, 2022

Agenda Item No. 4

Discussion and Recommendation on the 2022 Housing Tax Credit Resolution Applications

DESCRIPTION:

The Community Relations Commission will discuss the 2022 Housing Tax Credit Resolution (HTC) Application submissions and make recommendations to the City Council.

REMARKS:

On November 8, 2021, 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 2022 City of Plano HTC process are as follows:

To receive a recommendation for a Resolution of No Objection, applications must meet Threshold Question # 1 and at least two (2) of the remaining threshold questions and receive an average score of at least 65; and

To receive a recommendation for a Resolution of Support, applications must meet Threshold Question # 1 and at least three (3) of the remaining questions and receive an average score of at least 75 or higher.

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.

Housing De-Concentration Factors

- If a proposed HTC development meets the minimum threshold questions to be considered for a resolution recommendation, then the commission will continue evaluating the proposal for housing de-concentration. Secondary Consideration Factors will serve as a review of housing de-concentration.

Below are the Secondary Consideration Factors.

1. Is the development located, a) more than 1,000 feet of any TDHCA approved property, regardless of target population, and b) more than 3/4 of a mile (3,960 feet) of a TDHCA approved property for the same target population? (If yes to “a” and “b”, the proposed development will receive 40 points)
 - If no to either “a”, “b”, or both “a” and “b” above, how many combined total HTC units will there be when adding the proposed complex’s units and the existing units within the applicable target range listed above?
 - If less than 200 units, the proposed development will receive 40 points;
 - If between 200 and 400 units, the proposed development will receive 20 points;
 - If more than 400 units, the proposed development may not receive any points under this factor.
2. Are the proposed rents notably below nearby market rate rental housing of similar size and quality (reference Market Analysis and local vacancy rate provided)? (up to 20 points)

3. Will at least five percent (5%) of the total proposed development's units be handicapped accessible? (5 points)
4. Will the proposed development fit into the community in the proposed location? (up to 15 points)
5. Will the proposed complex be an asset to the community (reference the application answers, community support)? (up to 20 points)

Concerted Revitalization Plan (CRP) Review and Applicant Information:

- The recommendation of CRP points is solely for the City Council review and recommendation.

HTC Potential Applicant Meetings:

City Staff held two informational sessions via Zoom meetings for those interested in participating in the 2022 HTC Resolution Application process on November 18th at 3:00 PM and November 19th at 10:00PM. The meetings were advertised via an email distribution, as well as on the City's website. A total of seven developers were in attendance at these meetings.

2022 City of Plano HTC Resolution Applications:

There were five 9% HTC resolution applications received by the January 10, 2021 deadline. All applications are located outside the area of the city's Concerted Revitalization Plan (CRP). However, two of five applicants checked the application box stating that they are seeking CRP points.

RECOMMENDATIONS:

Commissioners should be prepared to make comments and propose HTC Resolution recommendations for City Council review at the February 14, 2022, City Council meeting.

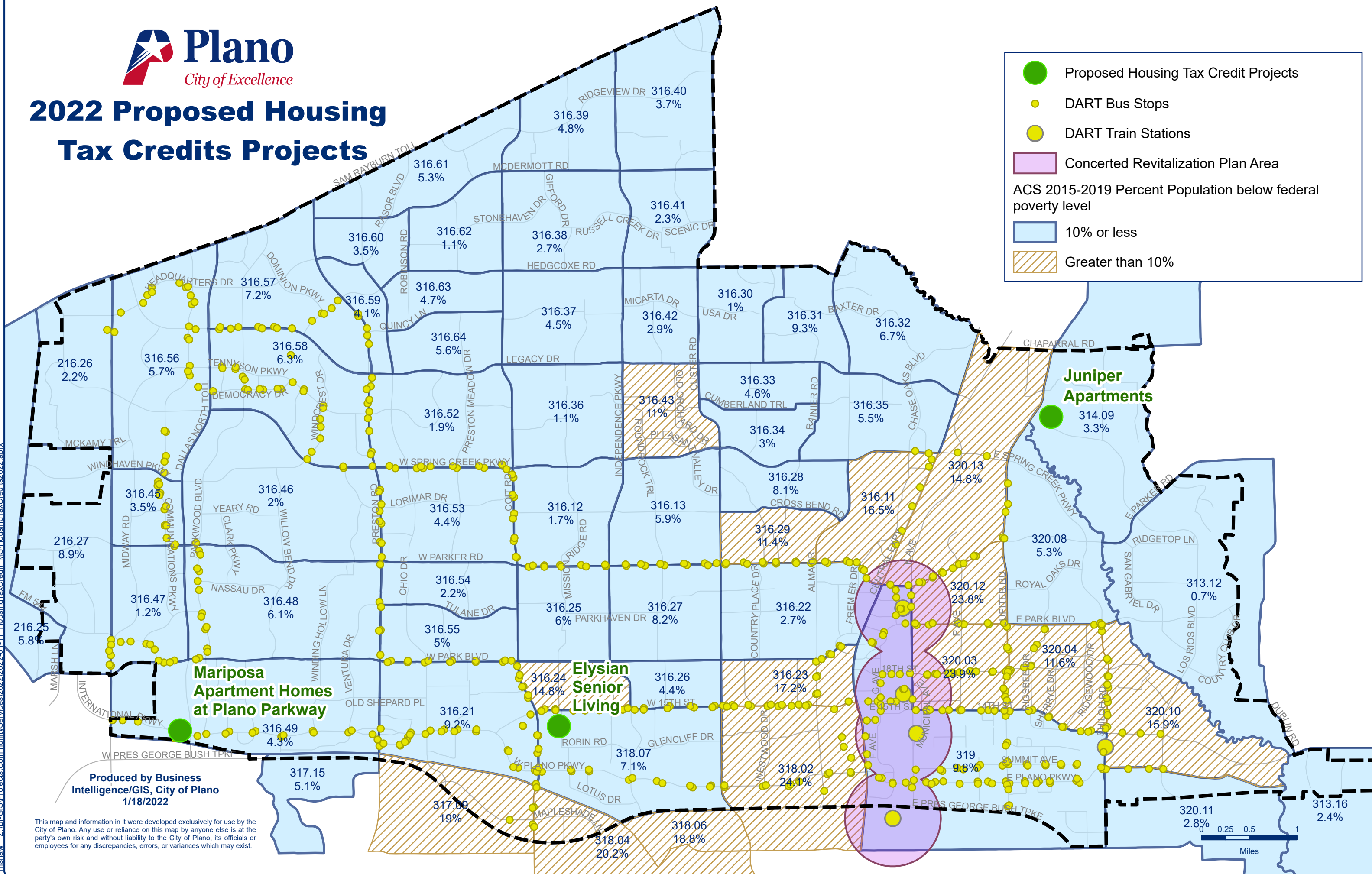
ATTACHMENT:

- Map of Proposed Developments
- Map of Existing HTC Developments
- Vacancy Rate for Plano Apartments
- Distance from Existing TDHCA Approved Housing Projects



2022 Proposed Housing Tax Credits Projects

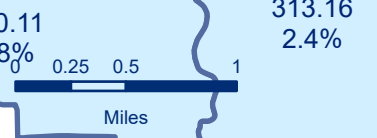
- Proposed Housing Tax Credit Projects
- DART Bus Stops
- DART Train Stations
- Concerted Revitalization Plan Area
- ACS 2015-2019 Percent Population below federal poverty level
 - 10% or less
 - Greater than 10%



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Produced by Business Intelligence/GIS, City of Plano
1/18/2022

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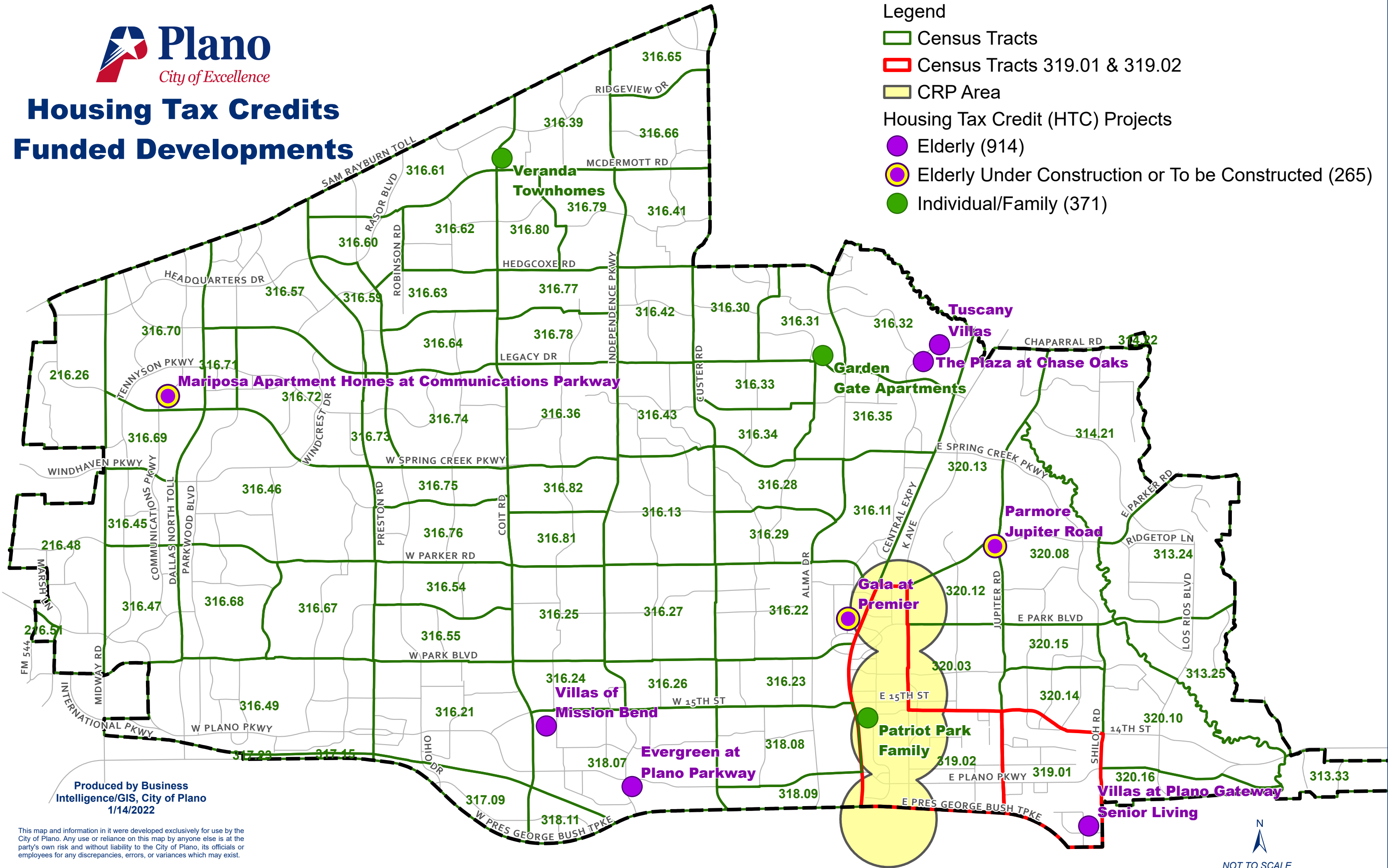
Housing Tax Credits Funded Developments

Legend

- Census Tracts
- Census Tracts 319.01 & 319.02
- CRP Area

Housing Tax Credit (HTC) Projects

- Elderly (914)
- Elderly Under Construction or To be Constructed (265)
- Individual/Family (371)



Produced by Business Intelligence/GIS, City of Plano
1/14/2022

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City of Plano Vacancy Rates

Property Name	Address	ZIP	Year Built	Occupancy	Vacancy Rate
Avalon at Chase Oaks	801 Legacy Dr	75023	1992	96.9	3.1%
Bellevue at Spring Creek	2401 W Spring Creek Pkwy	75023	1984	N/A	N/A
Custer Park	3400 Custer Rd	75023	1978	98.8	1.2%
Fox Trails	6300 Roundrock Trail	75023	1981	97.8	2.2%
Garden Gate	1201 Legacy Dr	75023	1995	90	10.0%
Greenbriar	1901 W Spring Creek Pkwy	75023	1983	95	5.0%
Highpoint Townhomes	6533 E Medalist Circle	75023	1986	98	2.0%
Horizon at Premier	3409 Premier Dr	75023	2016	97.5	2.5%
Hunters Glen	6400 Independence Pkwy	75023	1978	98	2.0%
Independence Crossing	6501 Independence Pkwy	75023	2000	98	2.0%
Jada Legacy Central	6501 Excellence Way	75023	2019	97.9	2.1%
Legacy	6909 Custer Rd	75023	1984	N/A	N/A
Legends at Chase Oak	701 Legacy Drive	75023	1997	95	5.0%
Opal Legacy Central	6500 Excellence Dr Way	75023	2021	83.5	16.5%
Park Springs Townhomes	900 S Medalist Cir	75023	1986	96	4.0%
Place at Harvestree	5401 Independence Pkwy	75023	1984	98.5	1.5%
Reserve at Pebble Creek	3800 Pebble Creek Ct	75023	1999	N/A	N/A
Saxony at Chase Oaks	300 Legacy Dr	75023	1995	99	1.0%
Somerset at Spring Creek	3801 W Spring Creek Pkwy	75023	1999	N/A	N/A
Villas at Chase Oaks	600 Legacy Dr	75023	1985	98.6	1.4%
Acqua at Legacy Village	5760 Daniel Rd	75024	2007	96	4.0%
Alta Preston	4950 Broadway Dr	75024	2021	78.3	21.7%
Brooks on Preston	7200 Preston Rd	75024	1996	93	7.0%
Camden Legacy Creek	6400 Ohio Dr	75024	1995	98.7	1.3%
Camden Legacy Park	6600 Preston Rd	75024	1996	96.3	3.7%
Conservatory at Plano	6401 Ohio Dr	75024	2007	N/A	N/A
Cortland West Plano	8205 Towne Main Dr	75024	1999/2009	97.4	2.6%
Creekside at Legacy	6300 Windcrest Dr	75024	1997	96.3	3.7%
Domaine	6400 Windcrest Dr	75024	1998	97	3.0%
Encore	4700 Tribeca Ln	75024	2014	N/A	N/A
Grand at Legacy West	6080 Water St	75024	2016	96	4.0%
Huntington	4925 Razor Blvd	75024	2017	99	1.0%
Instrata at Legacy West	7850 Communications Pkwy	75024	2020	59.6	40.4%
Kincaid at Legacy	7200 Dallas Parkway	75024	2018	94.3	5.7%
La Costa	6100 Ohio Dr	75024	1991	96.1	3.9%
Lakeside at Legacy Village	7001 Parkwood Blvd	75024	2007	N/A	N/A
Legacy North	5765 Bozeman Dr	75024	2007-2012	94.8	5.2%
Legacy Village	7001 Parkwood Blvd	75024	2004	N/A	N/A
LVL29	6000 Columbus Ave	75024	2019	93	7.0%
MAA Legacy	5741 Martin Rd	75024	2000	94.1	5.9%
Marquis at Legacy	6820 Preston Rd	75024	1991	98.1	1.9%
McDermott 55	8312 Angels Drive	75024	2012/2018	94.4	5.6%
Mission Gate	8025 Ohio Drive	75024	2000	92.4	7.6%
Point at Deerfield	4640 Hedgcoxe Rd	75024	1999	98	2.0%
Tribeca	8401 Memorial Ln	75024	2008	N/A	N/A
Villas at Legacy	5301 W Spring Creek Pkwy	75024	1999	97.2	2.8%
Villas of Preston Creek	6900 Preston Rd	75024	1994	97.3	2.7%
Villas of Springcreek I & II	6301 Stonewood Dr	75024	1999/2006	94.9	5.1%
Waters Edge	5000 Whitestone Ln	75024	1999	98	2.0%

City of Plano Vacancy Rates

Property Name	Address	ZIP	Year Built	Occupancy	Vacancy Rate
Windsor Metro West	8055 Windrose	75024	2017	96.5	3.5%
Windsor Preston	7950 Preston Rd	75024	2019	95.4	4.6%
23Hundred @ Ridgeview	2300 Kathryn Ln	75025	1999	94.3	5.7%
Cortland North Plano	9601 Custer Rd	75025	2000	87.7	12.3%
Cottonwood Ridgeview	9100 Independence Pkwy	75025	2005	97.5	2.5%
Cross Creek	7401 Alma Dr	75025	1984	97.2	2.8%
Estancia at Ridgeview Ranch	10200 Independence Pkwy	75025	2007	95	5.0%
Fountains at Steeplechase	7301 Alma Dr	75025	1984	85.3	14.7%
Kia Ora Park	9300 Coit Rd	75025	2007	95.6	4.4%
McDermott Place	8900 Independence Pkwy	75025	2000	95.9	4.1%
Plaza at Chase Oaks	7100 Chase Oaks Blvd	75025	2006	100	0.0%
Ranch at Ridgeview	2901 Ridgeview Dr	75025	1998	97	3.0%
Riachi at One21 I & II	9600 Coit Rd	75025	2006/2007	93.1	6.9%
Thornbury at Chase Oaks	7101 Chase Oaks Blvd	75025	1994	96	4.0%
Tuscany Villas at Chase Oaks	7112 Chase Oaks Blvd	75025	2010	100	0.0%
Patriot Park	701 13th/14th St Connector	75074	2021	100	0.0%
1201 Park	1201 E Park Blvd	75074	1997	95.9	4.1%
Alta Vista	700 18th St	75074	1962	100	0.0%
Amber Vista	1901 E 15th St	75074	1969	100	0.0%
Aura One 90	680 Executive Drive	75074	2016	97	3.0%
Bel Air Downtown	1410 K Ave	75074	2003	96.7	3.3%
Bel Air K Station	1013 15th Place	75074	2001	96.7	3.3%
Gateway Crossing	380 Vista Court Dr	75074	2012-2017	95.5	4.5%
Gio	1800 E Spring Creek Parkway	75074	1996	94.1	5.9%
Grove Park	1705 Jupiter Rd	75074	1979	N/A	N/A
Junction 15	930 E 15th St	75074	2014	95.7	4.3%
Los Rios Park	4701 14th St	75074	2000	96	4.0%
Morada Plano	1009 14th St	75074	2019	100	0.0%
Plano Park Townhomes	2253 Ashley Park Dr	75074	1984	93	7.0%
Rosemont Vista Del Sol	3500 Hillridge Dr	75074	1975	95	5.0%
Savannah at Gateway	401 Shiloh Rd	75074	2016	95	5.0%
Sheridan Park at Spring Creek	2001 E Spring Creek Pkwy	75074	1999	95	5.0%
Shiloh Park	3500 E Park Blvd	75074	1993	N/A	N/A
Touraine Plano	1514 E 15th St	75074	2020	N/A	N/A
Villas Del Sol I & II	1809 G Ave	75074	1950	97.4	2.6%
Waterford on the Meadow	1414 Shiloh Rd	75074	1985	99	1.0%
Windsor Place	3535 14th St	75074	1984	95.7	4.3%
Woodlands of Plano	1370 Rigsbee Dr	75074	1969	89.6	10.4%
Aspen Court	1600 Amelia Ct	75075	1985	100	0.0%
Atria Canyon Creek	440 Independence Pkwy	75075	2008	98.6	1.4%
Axis 3700	3700 Mapleshade Lane	75075	2015	95	5.0%
Bel Air Oaks	700 W Plano Pkwy	75075	1968	97.4	2.6%
Bel Air on 16th	651 W 16th St	75075	1965	97	3.0%
Bridge at Heritage Creekside	1550 W Plano Pkwy	75075	2017	98	2.0%
Chisholm Place	1001 W Park Blvd	75075	1981	94.3	5.7%
Cobblestone	3130 Devonshire Dr	75075	1986	90	10.0%
Collin Creek	2301 Pebble Vale Dr	75075	1987	96.8	3.2%
Creekside Village	3400 W Park Blvd	75075	1982	99	1.0%
Evergreen at Plano	600 Independence Pkwy	75075	2005	99	1.0%

City of Plano Vacancy Rates

Property Name	Address	ZIP	Year Built	Occupancy	Vacancy Rate
Fairway	1705 Coit Rd	75075	1979	95.7	4.3%
Latitude	601 Patton Blvd	75075	2021	98.6	1.4%
Leighton	1717 Independence Pkwy	75075	1978	98.1	1.9%
Lydian	2821 Townbluff Dr	75075	1972	97.5	2.5%
MAA Market Center I	3825 Mapleshade Ln	75075	2013	96	4.0%
MAA Market Center II	440 Coit Rd	75075	2015	96	4.0%
Orchards Market Plaza	3640 Mapleshade Lane	75075	2020	36.9	63.1%
Overture Plano	500 Coit Road	75075	2016	94	6.0%
Villas of Mission Bend	1201 Medical Ave	75075	2000	98	2.0%
Westside	1515 Rio Grande Dr	75075	1984	95.1	4.9%
AMLI West Plano	5961 W Parker Rd	75093	2015	93.4	6.6%
Bentley Place at Willowbend	5945 W Parker Rd	75093	1996	98.6	1.4%
Carrington Park	3001 Communications Pkwy	75093	1996	95	5.0%
Colonnade at Willow Bend	1100 Meredith Ln	75093	1994	97.6	2.4%
Cortland Arbor Hills	7001 W Parker Rd	75093	2000	90.3	9.7%
Cottages at Tulane	2600 Preston Rd	75093	1991	100	0.0%
Evoke	1025 Preston Rd	75093	2017	96.5	3.5%
Hathaway at Willow Bend	2525 Preston Rd	75093	1985	85	15.0%
Heritage at Lakeside	5900 Baywater Dr	75093	2001	97	3.0%
La Ventura	2600 Ventura Dr	75093	1998	97.8	2.2%
Lakeshore at Preston	3700 Preston Rd	75093	1993	95.7	4.3%
Livingston	6301 Windhaven Pkwy	75093	1999	97.7	2.3%
MAA Highwood	2401 Ohio Dr	75093	1984	96.4	3.6%
Old Shepard Place	1520 Preston Rd	75093	1989	98	2.0%
Parker	4701 Charles Pl	75093	1998	97	3.0%
Preserve at Preston	2523 Ohio Dr	75093	1986	92.8	7.2%
Preston Place	5000 Old Shepard Pl	75093	1991	N/A	N/A
Prestonwood Hills	6601 W Plano Pkwy	75093	1996	96.3	3.7%
Residences at Preston Park	4701 Preston Park Blvd	75093	1996	96.9	3.1%
Summer Meadows	6000 Ohio Dr	75093	1986	97.4	2.6%
Summers Crossing	1500 Preston Rd	75093	1986	96.9	3.1%
Sunrise of Plano	4800 W Parker Rd	75093	2006	N/A	N/A
Tides at Plano	2501 Ohio Dr	75093	1995	92.4	7.6%
Towns of Chapel Hill	6201 Chapel Hill Blvd	75093	1997	93.5	6.5%
Wellington at Willow Bend	3200 Parkwood Blvd	75093	1991	97.4	2.6%
Windhaven Park	6201 Windhaven Pkwy	75093	1991	98.6	1.4%
Bridgemoor at Plano	1109 Park Vista Rd	75094	2020	0.01	100.0%

"N/A" represents areas that the data was not available.

Distance from Existing TDHCA Approved Housing Projects in Feet

Existing TDHCA Approved Housing Units	Total Units of Existing TDHA Approved Housing Units	Distance from Juniper Apartments (Individual/Family)	Distance from Elysian Senior Living (Elderly)	Distance from Mariposa Apartment Homes at Plano Pkwy (Elderly)
1 Villas of Mission Bend (Elderly) 1201 Medical AvePlano, TX 75075	135	32,364.45	403.17*,**	20475.8*,**
2 Evergreen at Plano Independence Senior Community (Elderly) 600 Independence Pkwy, Plano TX 75075	250	30,570.81	5,425.13	25,372.03
3 Tuscany Villas (Elderly) 7112 Chase Oaks Blvd, Plano, TX 75025	90	7079.76*	29,385.37	46,743.16
4 The Plaza at Chase Oaks (Elderly) 7100 Chase Oaks Blvd, Plano, TX 75025	240	7,261.15	28,899.53	46,270.01
5 Garden Gate Apartments (Individual/Family) 1201 Legacy Drive, Plano, TX 75025	240	13001.44**	24,891.00	40,875.79
6 Gala at Premier (Elderly) - <i>Under Construction</i> NWQ Enterprise Drive, and Premier Dr., Plano, TX	97	16,200.30	16,862.50	37,303.74
7 Patriot Park Family (Individual/Family) 1306 F Avenue, Plano, TX 75074	139	19,216.39	17,427.60	38,303.53
8 The Savannah at Gateway (Elderly) 401 N Shiloh Rd, Plano, TX 75074	N/A	22,073.43	30,302.78	50,998.07
9 Villas at Plano Gateway Senior Living (Elderly) 477 Shiloh Road, Plano, TX	292	22,420.30	28,968.28	49,612.60
10 The Veranda Townhomes (Individual/Family) NEC of Coit and McDermott Rd, Plano, TX 75025	40	32,947.24	31,007.27	35,994.02
11 Parmore Jupiter Road (Elderly)- <i>to be constructed</i> SEQ of E Parker Rd and Jupiter Rd	100	7,695.57	26,226.10	46,283.69
12 Mariposa Apartment Homes at Communications Parkway (Elderly) - <i>to be constructed</i> 4.5 Acres Near NEC of Communication Pkwy and Spring Creek	180	48,237.48	27,915.56	18,514.82

Note: the above distance are straight line and not driving distance

*Closest distance to the TDHCA existing units

**Closest distance to the same target population