



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Development Committee

Tuesday, January 12, 2021

6:15 PM

Council Briefing Room

Call to Order

Agenda Items

Citizens may speak for up to five minutes on any item on the agenda by completing and submitting a speaker card.

- 1 [20-10737](#) Minutes of the November 3, 2020, City Council Development Committee meeting

 Attachments: [CCDC Minutes 11-03-2020](#)

- 2 [20-10692](#) Review and Amend 2021 City Council Development Committee Meeting Schedule

 Attachments: [2021 City Council Development Committee Meeting Schedule](#)

- 3 [20-10639](#) Master Thoroughfare Plan Amendments to reclassify Westchester Parkway from Dechman Dr. to the City Limit (east); and to reclassify Westcliff Rd. from I-20 EB Frontage to E Bardin Road

- 4 [20-10729](#) Discussion of Litter Receptacles at Drive-thru Food Establishments - presented by Dr. Patricia Redfearn, Solid Waste and Recycling Manager

- 5 [20-10730](#) Discuss and review current status of multifamily development and multifamily zoning.

 Attachments: [Multifamily Development.pdf](#)
 [Multifamily Units Delivered by Year 1-5-21.pdf](#)
 [Multifamily Activity Map 1-5-21.pdf](#)

- 6 [20-10731](#) Ordinance Amending Article VII "Guidelines for Filming in the City of Grand Prairie, Texas" is hereby added to Chapter 17, "Offenses and Miscellaneous Provision" of the Grand Prairie Code of Ordinances.

- 7 [20-10732](#) Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at 1217 S Carrier Pkwy.

 Attachments: [Completed Project Photos.pdf](#)
 [Concept Plan.pdf](#)
 [JES Developer Resume.pdf](#)
 [Parkside on Carrier Letter Committing \\$500 of Development Support.docx](#)
 [Parkside on Carrier Resolution of Support.docx](#)

- 8 [20-10733](#) Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at 2800 S Carrier Pkwy.

Attachments: [1.Blue Sky at S. Carrier Presentation.pdf](#)

- 9 [20-10735](#) Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at Arbor Park Senior Living.

Attachments: [MCD Arbor Park Senior Living Public Notification 1-5-21.pdf](#)

Executive Session

The City Council Development Committee may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A. to discuss the following:

1. *Section 551.071 “Consultation with Attorney”*
2. *Section 551.072 “Deliberation Regarding Real Property”*
3. *Section 551.074 “Personnel Matters”*
4. *Section 551.087 “Deliberations Regarding Economic Development Negotiations”*

Citizen Comments

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

Adjournment

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A. the City Council Development Committee meeting agenda was prepared and posted on January 8, 2021.

Jennifer Stubbs, Deputy City Secretary

City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call Jennifer Stubbs at 972-237-8018 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.



Legislation Details (With Text)

File #: 20-10737 **Version:** 1 **Name:** CCDC November Minutes
Type: Agenda Item **Status:** Agenda Ready - Committee
File created: 1/7/2021 **In control:** City Council Development Committee
On agenda: 1/12/2021 **Final action:**
Title: Minutes of the November 3, 2020, City Council Development Committee meeting
Sponsors:
Indexes:
Code sections:
Attachments: [CCDC Minutes 11-03-2020](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From

Desiree Powell, Planning Technician

Title

Minutes of the November 3, 2020, City Council Development Committee meeting

Presenter

Jeff Wooldridge, Chairman

Recommended Action

Approve

Analysis



**City Council Development Committee
Regular Meeting Minutes
November 3, 2020
Council Briefing Room
300 West Main Street
Grand Prairie, Texas**

Committee Members Present

Chairman Jeff Wooldridge
Councilman Mike Del Bosque
Councilman John Lopez

Committee Members Absent

Chairman Jeff Wooldridge called a regular meeting of the City Council Development Committee to order at 3:34 p.m.

1. Consider CCDC minutes of the September 21, 2020 meeting.

Minutes approved.

2. 2020-21 Comprehensive Plan Update and Future Land Use Map Revisions

Chairman Woolridge opened discussion of Comprehensive Plan Update and Future Land Use Map Revisions. Planning Director, Rashad Jackson, introduced the need for updates to the 2018 Comprehensive Plan and Future Land Use Plan based on the increase of development in the City and how the City is developing. He suggested to begin the updates at the Southern portion (360 and 287) of the City as a phased plan for that area then work up to the Northern portion of the City. He mentioned a great deal of development interest is occurring in this area. Transportation needs are also an area of concern for future development.

He noted that staff is currently working with Freese & Nichols to provide the updates. He also stated other areas that are not accounted for in the Future Land Use Plan. The type of development happening in the Southern portion of the City is not developing like anything else in the area. These areas are Ragland to IH-20, IH-20 to Pioneer, Pioneer to IH-30, and IH-30 to Rock Island.

Chairman Woolridge asked if anything had been submitted along 287. Mr. Jackson stated developments are currently happening in that area.

He noted that much of the land in the area near Prairie Ridge is based on the floodplain. Additionally, he included that TxDOT is not proposing any road improvements at this time in that area. Mr. Jackson stated the overall goal of the update is to address and re-evaluate those areas, look at medium to high end residential, looking at vacant and undeveloped properties in the Southern portion of the City. He also added that a retail study will also be a part of the update for future development.

Chairman Lopez asked how the guide will be accessed. Mr. Jackson confirmed the guide will be available online as well as in-person.

3. Development Process Guide

Planning Director, Rashad Jackson, discussed the introduction of a new guide to help everyone understand the Development Process when a project comes forward. Each department has section describing their process and permits for each department along with all that entails. The guide is to ideally help developers understand the full process of review. Mr. Jackson reassured that this guide is simply to help everyone understand what the development process entails.

Deputy City Manager Bill Hills stated that the guide is not changing any processes but is putting the process on paper. This is to be handed to a developer to help them understand and follow what is required/expected of them. Chairman Woolridge asked if it would be voted on by Council. Mr. Hills stated that it will not need to go to Council.

Chairman Del Bosque what the revisions are applicable, or it is only for special situations.

4. Discuss Donation Boxes

Steve Collins from Code Enforcement and Police discussed the process for the placement and/or removal of having donation boxes. Police noted that the donation boxes have become unsightly and that many do not have the permission of the property owners to place boxes. Additionally, he stated that it is difficult to contact the owners/operators of the boxes so having some sort of enforcement tool will help keep the organizations doing the work in the City. Mr. Collins added that having an ordinance in place will help eliminate those boxes that are not with an organization and help maintain the organizations that are doing good. He stated that letters were mailed out to the organizations, the owners/operators of the donation boxes, as well as, the property owners where the boxes are located.

The ordinance will require donation boxes to have a permit with contact information from the property owner and the owner/operator of the donation box in order to hold both parties accountable if any issues arise.

Chairman Del Bosque asked about denying boxes through legal altogether. The Police Chief stated this is not possible and is not legal. He also stated that some of the boxes are helpful in the community, so they do not want to remove/deny the boxes from being in the City.

Chairman Lopez asked what the limit will be for donation boxes. Police Chief stated there is no limit at this time. Chairman Lopez also asked if there is a fee to have the donation box. Police Chief added that there are no fees at this moment. Chairman Lopez also asked about the design of the sticker. Mr. Collins and the Police Chief confirmed it will be designed to be seen by Code Enforcement with the necessary information.

Chairman Woolridge asked if the property owner no longer wants the donation boxes can they be hauled away. Police Chief added the property owner can rescind the boxes at any time.

Chairman Lopez asked if the applicant has to be registered as a non-profit or can it be anyone. Police Chief stated he will have to get with legal for an answer.

Chairman Woolridge asked if there are color or size requirements. Police Chief noted that there are no color requirements but will be dimension standards.

Chairman Del Bosque about fees for the permit. City Attorney contended because there are charitable organizations, they are refraining from having fees right now.

5. Gas Well Ordinance Updates – Presented by Cindy Mendez, Environmental Quality Manager

Cindy Mendez opened discussion that the Gas Well Ordinance was created in 2005 and this will be the 11th revision brought to Council. She also mentioned that it's important to change and update the ordinance as the times are changing and to best protect people that live near gas wells. She stated that there are 183 permitted wells, 151 that have been drilled, and 142 in production. Additionally, she noted that there have eight sites that have been drilled and then plugged within the City and within the extraterritorial jurisdiction (ETJ). The proposed revisions were brought about by the request for development over a plugged gas well. There have also been request for redevelopment and development around existing and abandoned pad sites. Ms. Mendez stated there could be mitigation techniques put in place but upon research they were unable to find other cities doing similar work. She noted that Grand Prairie has the oldest horizontal gas wells. She mentioned that developers have been requesting what is the setback distance to develop properties around gas wells. Additionally, she stated that other cities are also looking into developing or redeveloping on gas well pad sites.

Ms. Mendez discussed a former pad site located in the city of Venus in which one of the requirements is for the pad sites to be returned to its natural vegetative state, but it doesn't always happen. Due to its location in the ETJ she stated that it's hard to manage and enforce the requirements. She noted that the proposed changes are hopeful to help get these pad sites back to its natural state and enforcement of such.

Ms. Mendez stated the things they are looking at as part of this ordinance revision the timeline for pad site drilling, reclamation plans, and post-production plans. For the pad site drilling timeline, they are discussing to have the 180 days requirement extended to start drilling the first well. Additionally, Ms. Mendez stated that staff is also looking at the current abandonment requirements. She noted that they would like to introduce a reclamation plan requiring that the applicant describe how they are going to restore the property instead of staff figuring it out at the end of the process. Lastly, Ms. Mendez mentioned that they would like to add a more comprehensive post-production process inspection. This is to ensure that the property is safe for reuse based on environmental due diligence laws.

Chairman Woolridge asked about one of the capped wells at Camp Wisdom and Carrier. He also asked about the average size of a pad site. Ms. Mendez responded that they are a few acres.

Chairman Woolridge asked if staff was okay with capping the wells and developing on top of them. Ms. Mendez stated that she was not comfortable with it.

Chairman Lopez asked about a potential development doing flatwork on an active gas well site. He also asked about the inspection after the pad site is filled.

The meeting was adjourned at 4:35 p.m.

Chairman Jeff Wooldridge



Legislation Details (With Text)

| | | | | | |
|-----------------------|---|----------------------|---|--------------|---|
| File #: | 20-10692 | Version: | 1 | Name: | Review and Amend 2021 City Council Development Committee Meeting Schedule |
| Type: | Agenda Item | Status: | | | Agenda Ready - Committee |
| File created: | 12/14/2020 | In control: | | | City Council Development Committee |
| On agenda: | 1/12/2021 | Final action: | | | |
| Title: | Review and Amend 2021 City Council Development Committee Meeting Schedule | | | | |
| Sponsors: | | | | | |
| Indexes: | | | | | |
| Code sections: | | | | | |
| Attachments: | 2021 City Council Development Committee Meeting Schedule | | | | |

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From
Jennifer Stubbs

Title
Review and Amend 2021 City Council Development Committee Meeting Schedule

Presenter
Chairman Jeff Wooldridge

Recommended Action
Approve

Proposed 2021 City Council Development Committee Meeting Schedule

January 11

February 8

March 8

April 8

May 10

June 14

July 12

August 9

September 13

October 11

November 8

December 13



Legislation Details (With Text)

File #: 20-10639 **Version:** 1 **Name:** Master Thoroughfare Plan Amendments to reclassify Westchester Pkwy from Deckhman Dr to the City Limit (east) and to reclassify Westcliff Rd from I-20 EB FR to E. Bardin Rd.

Type: Agenda Item **Status:** Agenda Ready - Committee

File created: 11/25/2020 **In control:** Transportation

On agenda: 1/19/2021 **Final action:**

Title: Master Thoroughfare Plan Amendments to reclassify Westchester Parkway from Dechman Dr. to the City Limit (east); and to reclassify Westcliff Rd. from I-20 EB Frontage to E Bardin Road

Sponsors:

Indexes:

Code sections:

Attachments:

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From
Brett Huntsman

Title
Master Thoroughfare Plan Amendments to reclassify Westchester Parkway from Dechman Dr. to the City Limit (east); and to reclassify Westcliff Rd. from I-20 EB Frontage to E Bardin Road

Presenter
Walter Shumac III, Director of Transportation Services

Recommended Action
Approve

Analysis
Westchester Parkway: The Master Thoroughfare Plan (MTP) identifies Westchester Parkway from Dechman Dr. to the City Limit (east) as a principal arterial 4-lane divided (P4D).

City staff recommends downgrading this section of roadway to a minor arterial, 4-lane undivided (M4U). This designation would match the existing segment of Westchester to the west of Dechman Dr. and to remove design restrictions imposed by the minimum standards per the Grand Prairie Unified Development Code (UDC).

Downgrading the roadway classification to a M4U changes the horizontal radius from 1050' to 775' and reduces right-of-way requirements from 100' to 70'. These changes allow for sharper turns and less required right-of-way, thereby reducing the impact of the roadway on existing development as well as minimizing impact to future development of the area.

The transition from a M4U to a P4D can create challenges in the transition between the roadway segment types.

The proposed change allows for a continuous road segment and simplifies future intersection control methods.

City staff recommends reclassifying Westchester Parkway.

Westcliff Rd: The MTP identifies Westcliff Rd. from I-20 EB Frontage to E Bardin Rd as a minor arterial 3-lane undivided (M3U).

City staff recommends upgrading this section of roadway to a minor arterial, 4-lane undivided (M4U). This change will create additional north/south carrying capacity. The additional lanes will produce a net increase on capacity for the area with the downgrading of Westchester Pkwy.

Upgrading the roadway classification will require an additional 10' of right-of-way to accommodate the new section type.

City staff recommends reclassifying Westcliff Rd.

Financial Consideration

There is no cost to make the changes to the Master Thoroughfare Plan.



Legislation Details (With Text)

File #: 20-10729 **Version:** 1 **Name:** Litter Receptacles at Drive-thru Food Establishments

Type: Agenda Item **Status:** Agenda Ready - Committee

File created: 1/5/2021 **In control:** City Council Development Committee

On agenda: 1/12/2021 **Final action:**

Title: Discussion of Litter Receptacles at Drive-thru Food Establishments - presented by Dr. Patricia Redfearn, Solid Waste and Recycling Manager

Sponsors:

Indexes:

Code sections:

Attachments:

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Title
Discussion of Litter Receptacles at Drive-thru Food Establishments - presented by Dr. Patricia Redfearn, Solid Waste and Recycling Manager



Legislation Details (With Text)

| | | | | | |
|-----------------------|--|----------------------|---|----------------------|--|
| File #: | 20-10730 | Version: | 1 | Name: | Discuss and review current status of multifamily development and multifamily zoning. |
| Type: | Agenda Item | Status: | | Status: | Agenda Ready - Committee |
| File created: | 1/5/2021 | In control: | | In control: | City Council Development Committee |
| On agenda: | 1/12/2021 | Final action: | | Final action: | |
| Title: | Discuss and review current status of multifamily development and multifamily zoning. | | | | |
| Sponsors: | | | | | |
| Indexes: | | | | | |
| Code sections: | | | | | |
| Attachments: | Multifamily Development.pdf Multifamily Units Delivered by Year 1-5-21.pdf Multifamily Activity Map 1-5-21.pdf | | | | |

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From

Rashad Jackson, AICP

Title

Discuss and review current status of multifamily development and multifamily zoning.

Presenter

Rashad Jackson, AICP - Director of Planning & Development

Recommended Action

Staff seeking direction and input

Analysis

The City has seen an increase in multifamily development over the last few years. The goal of this discussion is to provide direction to staff and to survey the current status of multifamily development in Grand Prairie. The city has approximately 14,490 multifamily units currently vested or in some phase of development. For reference, please see the attached information.

Financial Consideration

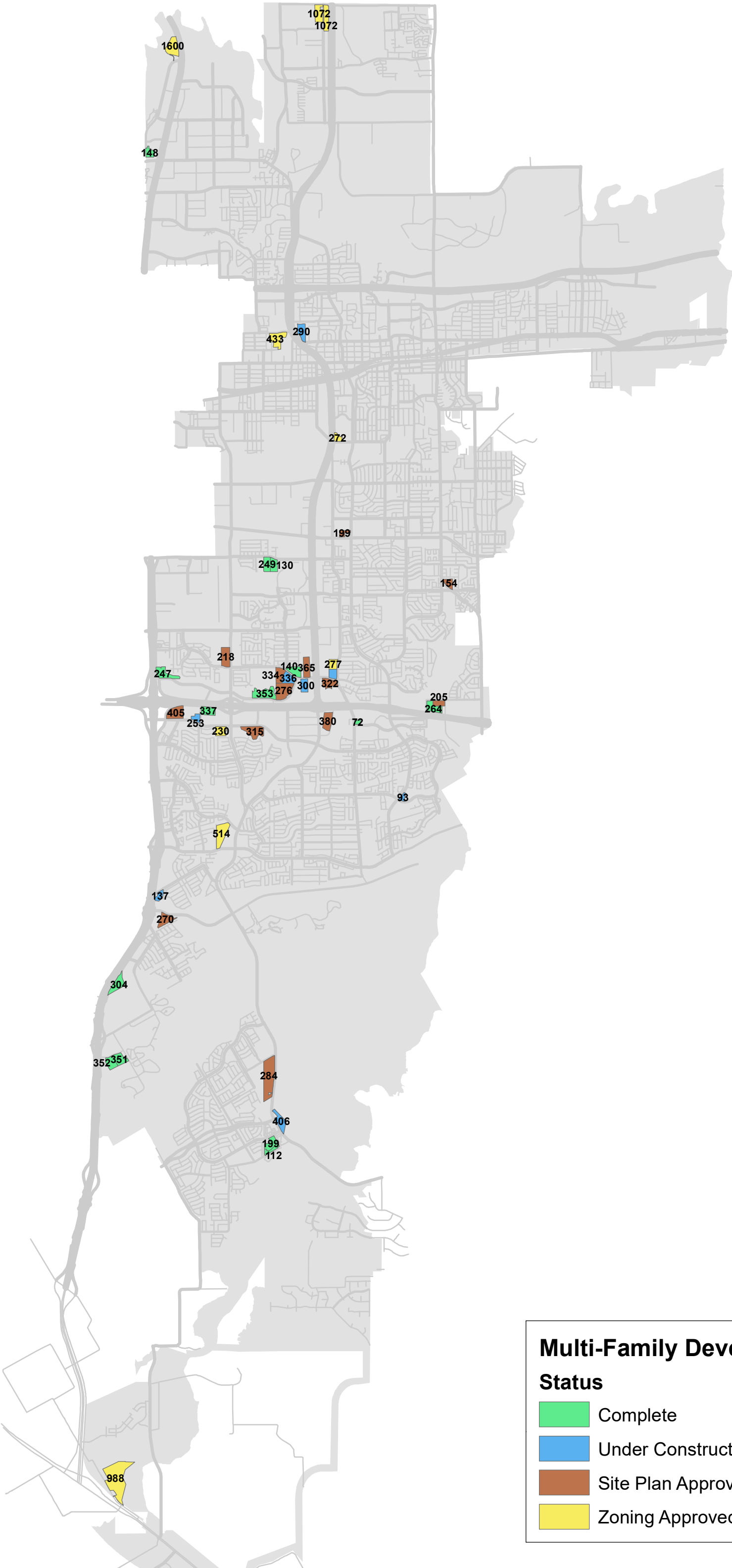
N/A

| Summary of Multi-Family Development Activity (1/5/21) | | | | | | | | |
|---|--------------------------------|---------------------|------------------|-------------|--------------------|------------|-----------|---------------|
| Project | Location | Units | Case # | Case Status | Project Status | Starts | Delivered | Permit Status |
| Zoning Approved | | 5,386 | | | | | | |
| MF at 360 (Debaun) | SH 360 | 988 | Z200401 | Approved | Development Review | | | |
| January Hill | January Ln and 161 | 433 | Z200701 | Approved | Development Review | | | |
| Riverside Hotel and Apartments | Riverside | 1,600 | Z191004/CP191004 | Approved | Development Review | | | |
| Prairie Modern (Woodhaven) | 161 & Dickey | 272 | Z190202/CP190202 | Approved | Development Review | | | |
| Hardrock Rd Multi-Family | 161 & Rock Island | 1,072 | Z190603/CP190603 | Approved | Development Review | | | |
| The Sutherland Phase 2 | 161 and Forum | 277 | Z170202 | Approved | Development Review | | | |
| Camp Wisdom Village | Camp Wisdom | 514 | Z180101 | Approved | Development Review | | | |
| Great Southwest Crossing | Great Southwest Pkwy | 230 | Z170804/CP170802 | Approved | Development Review | | | |
| Site Plan Approved | | 3,334 | | | | | | |
| Hamilton Bardin Village | 360 & 20 | 405 | S201101 | Approved | Development Review | | | |
| Jefferson at Grand Prairie | I-20 and Vineyard | 380 | S200703 | Approved | Development Review | | | |
| Prairie Gate Phase 2 | I-20 and Dechman | 205 | S200302 | Approved | Development Review | | | |
| Springs at Grand Prairie | Sara Jane & Forum | 276 | S201104 | Approved | Development Review | | | |
| The Foundry (Kalterra Phase 1) | 161 & Forum | 365 | S200901 | Approved | Development Review | | | |
| Wolff Phase 2 | Forum at Sara Jane | 334 | S201102 | Approved | Development Review | | | |
| The Peninsula at Lake Ridge (LRC) | Lake Ridge | 312 | S200906 | Approved | Development Review | | | |
| The Gibson | Carrier and Pioneer | 199 | Z191001/S191005 | Approved | Development Review | | | |
| Avilla Traditions | GSW & Forum | 218 | S191104 | Approved | Development Review | | | |
| Creekside (Formerly Luxe) | 2425 W Bardin Rd | 318 | S181009A | Approved | Development Review | | | Plan Check |
| Elevation - ONE SIX ONE | Forum & Robinson | 322 | S190204 | Approved | Development Review | | | Plan Check |
| Under Construction | | 2,512 | | | | | | |
| Presidium | 161 and Hill | 290 | S200201 | Approved | Under Construction | 11/11/20 | | Permit Issued |
| The Lakes at Grand Prairie | 360 and Doryn | 137 | S190607 | Approved | Under Construction | 1/13/20 | | Permit Issued |
| Lynn Creek Apartments | Lynn Creek/Mildred Walker Pkwy | 270 | S190801 | Approved | Under Construction | 12/8/20 | | Permit Issued |
| Wolff Phase 1 | 2045 S FORUM DR | 336 | S181102 | Approved | Under Construction | 4/17/20 | | Permit Issued |
| Envision Bardin | 3000 W Bardin Rd | 253 | S150605 | Approved | Under Construction | 10/1/19 | | Permit Issued |
| Mariposa Apartment Homes | 440 E Polo Rd | 93 | S190102 | Approved | Under Construction | 8/29/19 | | Permit Issued |
| Mansions of Grand Prairie | Lake Ridge | 406 | S170903 | Approved | Under Construction | 12/14/18 | | Permit Issued |
| The Sutherland Phase 1 | 1658 S Forum Dr | 273 | S180404 | Approved | Under Construction | 2/12/19 | | Permit Issued |
| The Royalton | 161 & Forum | 300 | S190501 | Approved | Under Construction | 10/31/2019 | | Permit Issued |
| Prairie Lakes | 2902 S BELT LINE RD | 154 | S180902 | Approved | Under Construction | 12/4/2019 | | Permit Issued |
| Completed 2013 - Present | | 3,258 | | | | | | |
| Avilla Heritage | 2030 S FORUM DR | 140 | S180102 | Approved | Complete | Q3 2018 | 12/1/19 | C.O. Issued |
| Aura 360 Ph 2 | 3655 Prairie Waters Dr | 351 | S171202 | Approved | Complete | 4/9/18 | 12/17/19 | C.O. Issued |
| Winding Creek | 2250 Sara Jane Pkwy | 353 | S160305 | Approved | Complete | 6/23/17 | 6/17/19 | C.O. Issued |
| The Quadrangles | 2755 W Interstate 20 | 337 | S141203 | Approved | Complete | 12/11/15 | 7/12/18 | C.O. Issued |
| Riverside Place | 2800 N Green Oaks Blvd | 148 | S170402 | Approved | Complete | 1/30/18 | 6/21/19 | C.O. Issued |
| Prairie Gate Commons | 3951 Dechman Dr | 264 | S170606 | Approved | Complete | 5/31/18 | 6/11/19 | C.O. Issued |
| The Enclave Ph 2 | 2629 S Grand Peninsula Dr | 112 | S170103 | Approved | Complete | 2/9/17 | 5/21/18 | C.O. Issued |
| Aura 360 Ph 1 | 3655 Prairie Waters Dr | 352 | S160804 | Approved | Complete | 11/9/16 | 6/27/18 | C.O. Issued |
| The Enclave Ph 1 | 2629 S Grand Peninsula Dr | 199 | S131004 | Approved | Complete | 5/14/14 | 4/18/16 | C.O. Issued |
| The Watson | 3090 Outlet Pkwy | 247 | S140503 | Approved | Complete | 5/11/16 | 12/4/17 | C.O. Issued |
| Bexley at Mansfield | 6310 S HWY 360 | 304 | S141201 | Approved | Complete | 3/19/15 | 1/24/17 | C.O. Issued |
| Bexley Central Park | 2255 Arkansas Ln | 249 | S140502 | Approved | Complete | 4/8/15 | 9/22/16 | C.O. Issued |
| Attiva Central Park | 2155 Arkansas Ln | 130 | S100802 | Approved | Complete | 2/20/12 | 3/7/13 | C.O. Issued |
| Westchester Village Ph 2 | 620 W Westchester Pkwy | 72 | S130203 | Approved | Complete | 9/27/13 | 4/13/15 | C.O. Issued |
| | | Total Units: | 14,490 | | | | | |

Multi-Family Units Delivered by Year: 2013 - 2019

| Project | Location | Units | Delivered Year |
|-----------------------------------|---------------------------|--------------|----------------|
| 2013 Total Units Delivered | | 130 | |
| Attiva Central Park | 2155 Arkansas Ln | 130 | 2013 |
| 2015 Total Units Delivered | | 72 | |
| Westchester Village Ph 2 | 620 W Westchester Pkwy | 72 | 2015 |
| 2016 Total Units Delivered | | 448 | |
| The Enclave Ph 1 | 2629 S Grand Peninsula Dr | 199 | 2016 |
| Bexley Central Park | 2255 Arkansas Ln | 249 | 2016 |
| 2017 Total Units Delivered | | 551 | |
| The Watson | 3090 Outlet Pkwy | 247 | 2017 |
| Bexley at Mansfield | 6310 S HWY 360 | 304 | 2017 |
| 2018 Total Units Delivered | | 801 | |
| The Quadrangles | 2755 W Interstate 20 | 337 | 2018 |
| The Enclave Ph 2 | 2629 S Grand Peninsula Dr | 112 | 2018 |
| Aura 360 Ph 1 | 3655 Prairie Waters Dr | 352 | 2018 |
| 2019 Total Units Delivered | | 1,256 | |
| Avilla Heritage | 2030 S FORUM DR | 140 | 2019 |
| Aura 360 Ph 2 | 3655 Prairie Waters Dr | 351 | 2019 |
| Winding Creek | 2250 Sara Jane Pkwy | 353 | 2019 |
| Riverside Place | 2800 N Green Oaks Blvd | 148 | 2019 |
| Prairie Gate Commons | 3951 Dechman Dr | 264 | 2019 |

Total Units Delivered Since 2013 3,258



Multi-Family Development Status

- Complete
- Under Construction
- Site Plan Approved
- Zoning Approved



Legislation Details (With Text)

File #: 20-10731 **Version:** 1 **Name:** Grand Prairie, Texas Film - Friendly
Type: Agenda Item **Status:** Agenda Ready - Committee
File created: 1/5/2021 **In control:** City Council Development Committee
On agenda: 1/12/2021 **Final action:**
Title: Ordinance Amending Article VII "Guidelines for Filming in the City of Grand Prairie, Texas" is hereby added to Chapter 17, "Offenses and Miscellaneous Provision" of the Grand Prairie Code of Ordinances.

Sponsors:

Indexes:

Code sections:

Attachments:

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From

Economic Development

Title

Ordinance Amending Article VII "Guidelines for Filming in the City of Grand Prairie, Texas" is hereby added to Chapter 17, "Offenses and Miscellaneous Provision" of the Grand Prairie Code of Ordinances.

Presenter

Terrence R. Harbin

Recommended Action

Approve

Analysis

City staff believes it is good corporate policy and an enhancement to the City of Grand Prairie, Texas to receive an honored designation as a "Film Friendly City" by the Texas Film Commission. There are three steps to complete for consideration of the distinguished designation. Beginning with establishing attending a Film Friendly Texas training workshop and received ongoing training and guidance from the Texas Film Commission. Subsequent, pass administratively enforceable filming guidelines that promote media production in a way that is both mutually beneficial for residents and industry professionals alike. Lastly, submit photos of filming locations in the community for inclusion in the Texas Film Commission location database. Staff recommends adoption of these guidelines.

Financial Consideration

None.

Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, Amending Article VII "Guidelines for Filming in the City of Grand Prairie, Texas" is hereby added to Chapter 17, "Offenses and Miscellaneous Provision" of the Grand Prairie Code of Ordinances.

WHEREAS, to become recognized as a “filming-friendly” city it is important for a city to adopt guidelines on filming that provide production companies and other entities with clear regulation to follow and that remove unexpected barriers to filming; and

WHEREAS, the City Council has determined that it would be advantageous to the image of Grand Prairie to become a filming friendly city; and

WHEREAS, Grand Prairie adopts certain Filming Guidelines by this Ordinance in order to strive to become recognized as a filming friendly city.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. That the foregoing recital are adopted and made findings by incorporation herein.

SECTION 2. Article VII “Guidelines for Filming in the City of Grand Prairie, Texas” is hereby added to Chapter 17, “Offenses and Miscellaneous” of the Grand Prairie Code of Ordinances.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, 12TH DAY OF JANUARY, 2021.

AN ORDINANCE AMENDING CHAPTER 17, “OFFENSES AND MISCELLANEOUS PROVISIONS,” BY ADDING ARTICLE VII “GRAND PRAIRIE FILMING GUIDELINES,” TO THE CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS AMENDED; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL PROVIDING A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, to become recognized as a “filming-friendly” city it is important for a city to adopt guidelines on filming that provide production companies and other entities with clear regulations to follow and that remove unexpected barriers to filming; and

WHEREAS, the City Council has determined that it would be advantageous to the image of Grand Prairie to become a filming friendly city; and

WHEREAS, Grand Prairie adopts certain Filming Guidelines by this Ordinance in order to strive to become recognized as a filming friendly city.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. That the foregoing recitals are adopted and made findings by incorporation herein.

SECTION 2. Article VII “Guidelines for Filming in the City of Grand Prairie, Texas” is hereby added

to Chapter 17, “Offenses and Miscellaneous Provisions” of the Grand Prairie Code of Ordinances to read as follows:

“... ”

ARTICLE VII

Guidelines for Filming in The City of Grand Prairie, Texas

I. PURPOSE

The Guidelines contained in this policy are intended to create a program for promoting economic development activity within **The City of Grand Prairie, Texas** and the vicinity of the City. The following Guidelines are also intended to protect the personal and property rights of **The City of Grand Prairie, Texas**, Texas residents and businesses, and to promote the public health, safety and welfare. The City Manager reserves the right to impose additional regulations in the interest of public health, safety and welfare, or if otherwise deemed appropriate by the City Manager.

These Guidelines cover requests for commercial use of City-owned property (including but not limited to streets, rights-of-way, parks, and/or public buildings), commercial use of private property which may affect adjacent public or private property, and the use of City equipment and personnel in all types of motion picture production, including, but not limited to, feature films, television programs, commercials, music videos and corporate films.

II. CITY CONTROL/CITY MANAGER AUTHORITY

The City Manager may authorize the use of any street, right-of-way, park, or public building, equipment or personnel for commercial uses in the filming or taping of movies, television programs, commercials, or training films and related activities. In conjunction with these uses, the City Manager may require that any or all of the conditions and/or remuneration herein and as specified on the application be met as a prerequisite to that use.

The Applicant agrees that the City of **The City of Grand Prairie, Texas** shall have exclusive authority to grant the Applicant the use of public streets, rights-of-way, parks and public buildings of the City, as well as authority to regulate the hours of production and the general location of the production. The City reserves the full and absolute right to prohibit all filming or to order cessation of filming in order to promote the public health, safety or welfare.

The Applicant shall allow City departments (e.g., Police, Fire, Building) to inspect all structures, property, devices and equipment to be used in connection with the filming and taping, as deemed appropriate by the City Manager.

III. PERMIT REQUIREMENTS

Before filing an application, on such form as promulgated by the Office of the City Manager, for filming in **The City of Grand Prairie, Texas**, the Office of the City Manager must be contacted to discuss the production's specific filming requirements and the feasibility of filming in **The City of Grand Prairie, Texas**.

Any commercial producer who desires to undertake a commercial production in **The City of Grand Prairie, Texas** is required to complete and return the attached application for filming to the Office of the City Manager, within the time frames below:

- **Commercials or episodic television:** a minimum of two (2) business days prior to the commencement of filming or any substantial activity related to the project.
- **Feature films:** a minimum of five (5) business days prior to the commencement of filming or any substantial activity related to the project.

IV. APPLICATON FEE

An application processing fee of \$25.00 should accompany each application for filming in **The City of Grand Prairie, Texas**.

The City Manager may waive this fee upon proof of an organization's non-profit status or for any other reason deemed appropriate by the City Manager.

V. USE OF CITY EQUIPMENT AND PERSONNEL

The Applicant shall pay for all costs of any Police, Fire, Public Works, or other City personnel assigned to the project (whether or not specifically requested by the production). Remuneration rates for the use of any City equipment, including police cars and fire equipment, will be established on a case-by-case basis as determined by the City Manager. The Applicant shall pay all costs in full within ten (10) days after receipt of an invoice for said costs. The City Manager may, at his/her discretion, require an advance deposit for all costs related City personnel and/or the use of City equipment.

The City Manager, in consultation with the Chief of Police and/or Fire Chief, shall have the authority to stipulate additional fire or police requirements and level of staffing for same, at any time during a film project if it is determined to be in the best interest of public health, safety and welfare, which cost shall be borne entirely by the Applicant.

Off-duty police officers and firefighters shall be paid by the production company at a rate no less than one and one-half times their hourly rate.

VI. USE OF CITY-OWNED REAL ESTATE

The City Manager may authorize the use of any street, right-of-way, park or public building, use of **The City of Grand Prairie, Texas**, Texas name, trademark or logo and/or use of City equipment and/or personnel for commercial uses in motion picture production. In conjunction with these uses, the City Manager may require that any or all of the conditions and/or remuneration as specified herein and on the application be met as a prerequisite to that use. A security or damage deposit may be required within the discretion of the City Manager.

The Applicant shall reimburse the City for inconveniences when using public property. Following is the rate schedule:

| <u>Activity</u> | <u>Cost per calendar day</u> maximum of ___ hours/day |
|--|--|
| Total or disruptive use (regular operating hours) of a public building, park, right-of-way, or public area | \$500 per day |
| Partial, non-disruptive use of a public building, park, right-of-way, or public area | \$250 per day |
| Total closure or obstruction of public street or right-of-way, including parking lots and on-street parking | \$50 per block, per day |
| Partial closure or obstruction of public street or right-of-way, including parking lots and on-street parking | \$25 per block, per day |
| Use of City parking lots, parking areas, and City streets (for the purpose of parking film trailers, buses, catering trucks, and other large vehicles) | \$50 per block or lot, per day |

The Applicant acknowledges and agrees that the City of **The City of Grand Prairie, Texas**, Texas, possesses and retains exclusive authority to grant the Applicant a revocable license for the use of its name, trademark, and logo, public streets, rights-of-way, parks and buildings of the City as well as control over the hours of production and the general location of the production. The City reserves the full and absolute right to prohibit all filming or to order cessation of filming activity in order to promote the public health, safety and/or welfare.

VII. VEHICLES AND EQUIPMENT

The Applicant shall provide a report listing the number of vehicles and types of equipment to be used during the filming, including proposed hours of use and proposed parking locations. Such locations will need to be specifically approved by the City Manager. On-street parking or use of public parking lots is subject to City approval.

The use of exterior lighting, power generators, or any other noise or light producing equipment requires on-site approval of the City Manager.

VIII. HOURS OF FILMING

Unless express written permission has been obtained from the City Manager in advance, and affected property owners, tenants and residents have been notified, filming will be limited to the following hours:

Monday through Friday: 7:00 a.m. to 9:00 p.m.

Saturday, Sunday and holidays: 8:00 a.m. to 8:00 p.m.

IX. NOTIFICATION OF NEIGHBORS

The Applicant shall provide a short, written description, approved by the City Manager, of the schedule for the proposed production to the owners, tenants and residents of each property in the affected neighborhood(s). The Applicant, or his or her designee, shall make a good faith effort to notify each owner, tenant and resident of all such property, and shall submit, as part of this application, a report noting owners, tenants and/or residents' comments, along with their signatures, addresses and phone numbers. Based upon this community feedback, and other appropriate factors considered by the City Manager, the City Manager may grant or deny the filming application.

X. CERTIFICATE OF INSURANCE

The Applicant shall attach a valid certificate of insurance, issued by a company authorized to conduct business in the state of Texas, naming the City of **The City of Grand Prairie, Texas** and its agents, officers, elected officials, employees and assigns, as additional insured, in an amount not less than \$1,000,000 general liability, including bodily injury and property damage with a \$5,000,000 umbrella; and automobile liability (if applicable) in an amount not less than \$1,000,000 including bodily injury and property damage.

XI. DAMAGE TO PUBLIC OR PRIVATE PROPERTY

The Applicant shall pay in full, within ten (10) days of receipt of an invoice, the costs of repair for any and all damage to public or private property, resulting from or in connection with, the production, and restore the property to its original condition prior to the production, or to better than original condition.

XII. HOLD HARMLESS AGREEMENT

The Applicant shall sign the following Hold Harmless Agreement holding the City harmless from any claim that may arise from their use of designated public property, right-of-way, or equipment in conjunction with the permitted use.

*I certify that I represent the firm which will be performing the filming/taping at the locations specified on the attached permit application. I further certify that I and my firm will perform in accordance with the directions and specifications of The City of **The City of Grand Prairie, Texas, Texas**, and that I and my firm will indemnify and hold harmless the City of **The City of Grand Prairie, Texas, Texas** and its elected officials, officers, servants, employees, successors, agents, departments and assigns from any and all losses, damages, expenses, costs and/or claims of every nature and kind arising out of or in connection with the filming/taping and other related activities engaged in pursuant to this Application.*

*I further certify that the information provided on this Application is true and correct to the best of my knowledge, and that I possess the authority to sign this and other contracts and agreements with the City of **The City of Grand Prairie, Texas, Texas** on behalf of the firm.*

Signed: _____

Title: _____

Date: _____

...”

SECTION 3. The phrase “City Property” used in the Filming Guidelines includes all streets and rights-of-way, whether or not owned in fee by the City.

SECTION 4. The City Manager may make changes to the application form or other documents as the

City Manager deems necessary, but the Filming Guidelines may only be amended by the City Council.

SECTION 5. That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 6. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 7. All ordinances or portions thereof to the extent they are in conflict with this Ordinance regarding the subject matter of this Ordinance are repealed.

SECTION 8. This ordinance shall become effective upon passage and publication of its caption. The City Secretary is directed to publish the caption of this Ordinance in the Official Newspaper of the City.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE __ DAY OF _____ 2020.



Legislation Details (With Text)

File #: 20-10732 **Version:** 1 **Name:** Consideration of a Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at 1217 S Carrier Pkwy.

Type: Agenda Item **Status:** Agenda Ready - Committee

File created: 1/5/2021 **In control:** City Council Development Committee

On agenda: 1/12/2021 **Final action:**

Title: Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at 1217 S Carrier Pkwy.

Sponsors:

Indexes:

Code sections:

Attachments: [Completed Project Photos.pdf](#)
[Concept Plan.pdf](#)
[JES Developer Resume.pdf](#)
[Parkside on Carrier Letter Committing \\$500 of Development Support.pdf](#)
[Parkside on Carrier Resolution of Support.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From

Monica Espinoza, Executive Assistant

Title

Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at 1217 S Carrier Pkwy.

Presenter

Rashad Jackson AICP, Planning and Development Director

Recommended Action

Approve

Analysis



GRAND PRAIRIE SENIOR LIVING

Grand Prairie, TX

*EXAMPLE OF COMPLETED PROJECT FROM THIS DEVELOPER

*EXAMPLE PHOTO - ELEVATION

December 30, 2020

A1

rosemann
& ASSOCIATES P.C.



COMMUNITY ROOM



COMPUTER ROOM



BILLIARDS ROOM



UNIT KITCHEN

*EXAMPLE OF COMPLETED PROJECT FROM THIS DEVELOPER

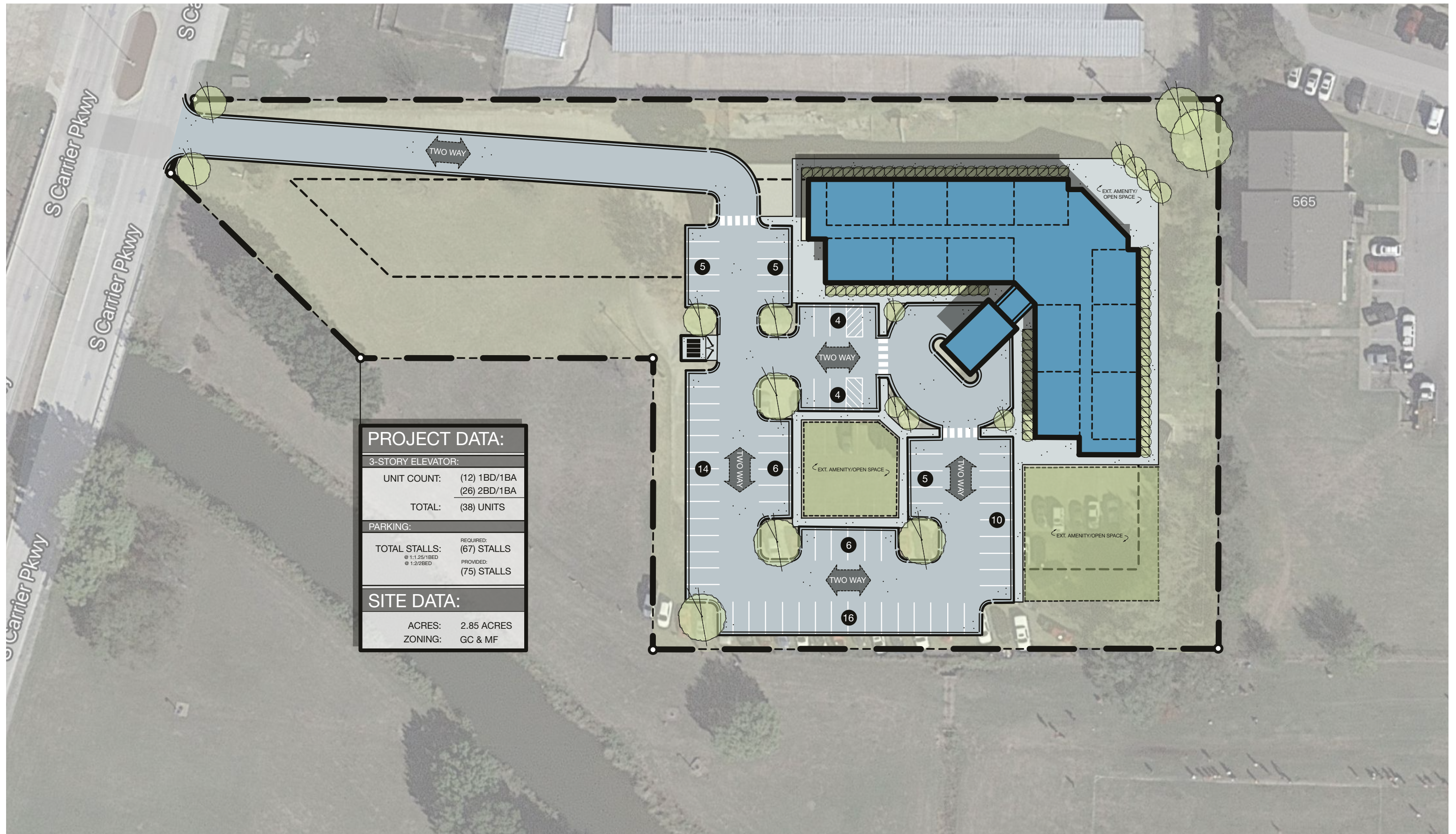
GRAND PRAIRIE SENIOR LIVING

*EXAMPLE PHOTOS - INTERIOR

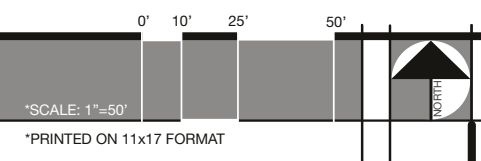
A2

Grand Prairie, TX

December 30, 2020



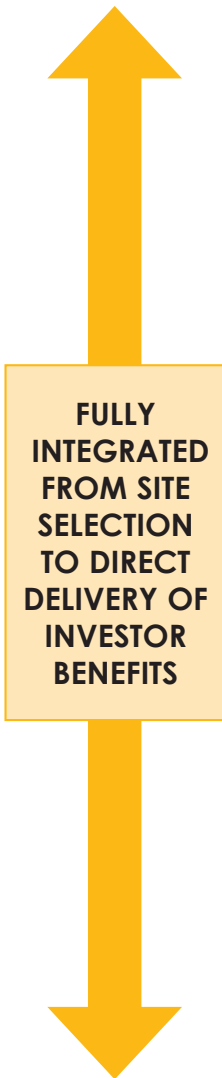
| PROJECT DATA: | |
|------------------------------|------------------------------|
| 3-STORY ELEVATOR: | |
| UNIT COUNT: | (12) 1BD/1BA (26) 2BD/1BA |
| TOTAL: | (38) UNITS |
| PARKING: | |
| TOTAL STALLS: | REQUIRED: (67) STALLS |
| <small>@ 1:1.25/1BED</small> | PROVIDED: (75) STALLS |
| <small>@ 1:2/2BED</small> | |
| SITE DATA: | |
| ACRES: | 2.85 ACRES |
| ZONING: | GC & MF |








JES HOLDINGS, LLC

JES Holdings is a privately-held family of companies with more than 800 employees. Since our beginning in 1984, our expertise has grown from affordable multi-family and senior housing communities to include skilled nursing care centers, market-rate apartment and loft communities, historic renovations and market rate independent senior living communities. Our growth is the result of our commitment to creating partnerships through which we strive to serve each client's specific need with integrity, timeliness and unmatched professionalism.

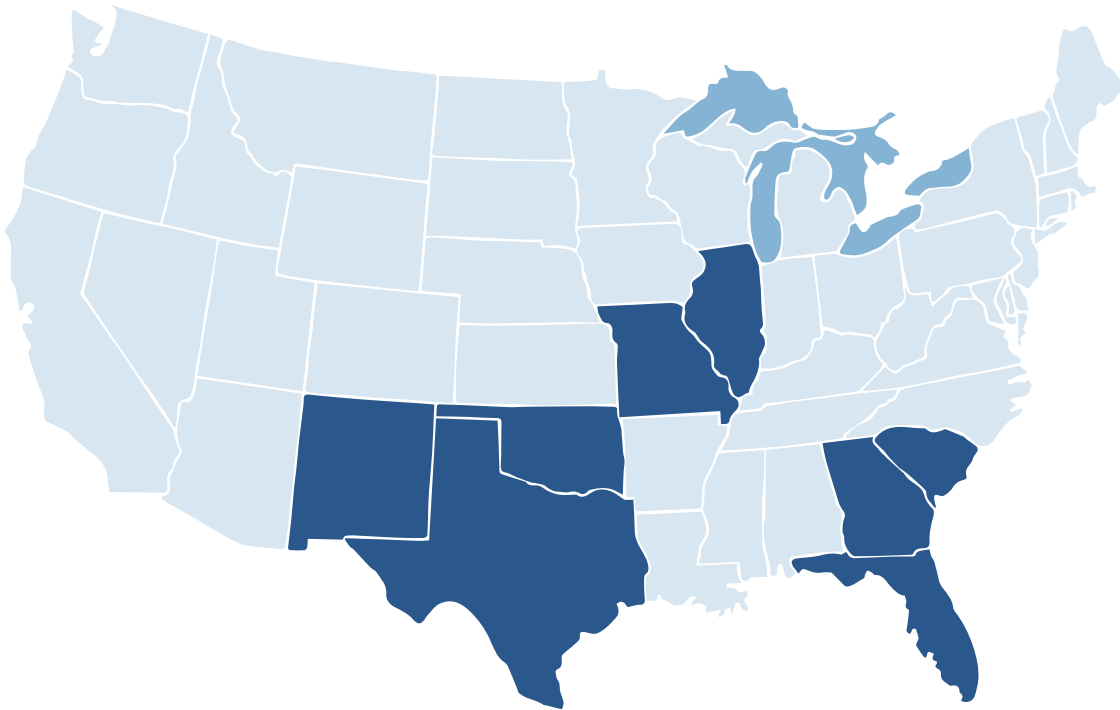


| | |
|---|---|
| <p>JES DEV CO, INC.</p> <ul style="list-style-type: none"> • Developed more than 135 single and multi-family housing properties with a special niche in the Section 42 Low Income Housing Tax Credit (LIHTC) development program • New construction and historic rehabilitation of LIHTC housing, as well as conventional development, all totaling over \$1 billion | <p>FOUNDED: 1994</p>  |
| <p>FAIRWAY CONSTRUCTION</p> <ul style="list-style-type: none"> • Design and construct single, multi-family and senior housing for conventional and affordable housing markets • More than 200 projects completed over a seven-state area • Construct third-party developed properties • Expertise in historic and new construction | <p>FOUNDED: 1984</p>  |
| <p>FAIRWAY MANAGEMENT</p> <ul style="list-style-type: none"> • Specializes in the property management of Section 42 Low Income Housing Tax Credit (LIHTC) housing • Property managers are trained and certified yearly in compliance for Section 42 LIHTC by property compliance experts in the industry • More than 190 properties and approximately 9,000 units under management in New Mexico, Iowa, Missouri, Georgia, Texas, Nebraska and South Carolina | <p>FOUNDED: 1994</p>  |
| <p>AFFORDABLE EQUITY PARTNERS</p> <ul style="list-style-type: none"> • AEP is a financial resources company providing a full range of services for developers and investors in the Section 42 LIHTC Program • AEP has more than 400 tax credit developments and has never had a foreclosure or credit recapture • Reputation for target delivery and, in many cases, over-delivery of tax credits and projected rates of return • Full integration with development, construction and management companies allows AEP to draw from this expertise and offer unmatched reliability for delivery of projected tax credits • Active in several states, but predominantly in Missouri and Georgia • Syndicated over \$3 billion in Federal and State Tax Credits | <p>FOUNDED: 1997</p>  |



FAIRWAY CONSTRUCTION CO, INC

Fairway Construction Co., Inc. was founded in 1984 to provide construction services for JES Holdings, LLC. Throughout the years, Fairway Construction's expertise has grown from building affordable multi-family housing communities to include the construction of skilled nursing care centers, market-rate apartment communities, residential lofts, the rehabilitation of historic properties and conventional senior memory care facilities. Due to our reputation for consistently completing quality developments on time and within budget, FWC has expanded to add third-party construction developments and provides project management and consulting services for numerous developers. FWC offers a wide range of services to assist our clients from pre-construction through completion.



Since 1984, Fairway Construction Co., Inc. has emerged as a leading contractor in the affordable housing industry. The quality of our product reflects our commitment to excellence and efficiency.

Our experienced management team is focused on developing budgets, valued engineering and development schedules to provide coordination and supervision to assure maximum value to our customers. FWC also prequalifies subcontractors, analyzes, estimates and establishes cash flow projections. We continue to utilize industry leading products and concepts that are economical and efficient to construct quality communities.

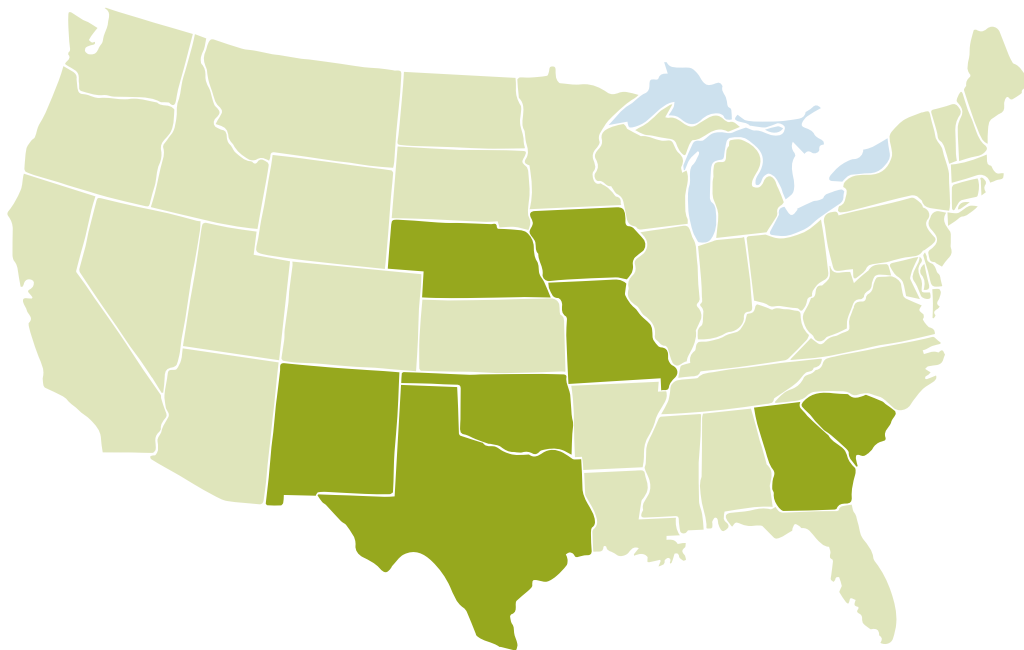
FWC has constructed over 130 projects across a seven-state portfolio, aggregating over 4,500 living units with a completed value in excess of \$2 billion. Fairway Construction's success is evident in the exemplary work that has been completed.



FAIRWAY MANAGEMENT, INC.

Fairway Management, Inc. (FWM) provides management and compliance services for a portfolio of 190 properties with approximately 8,500 units including Section 42, Section 8, Section 236, rural development and market rate communities.

FWM has more than 20 years of experience in affordable housing and provides valuable tax credit management consulting services offering an experienced team of management, accounting and compliance professionals.



SERVICES

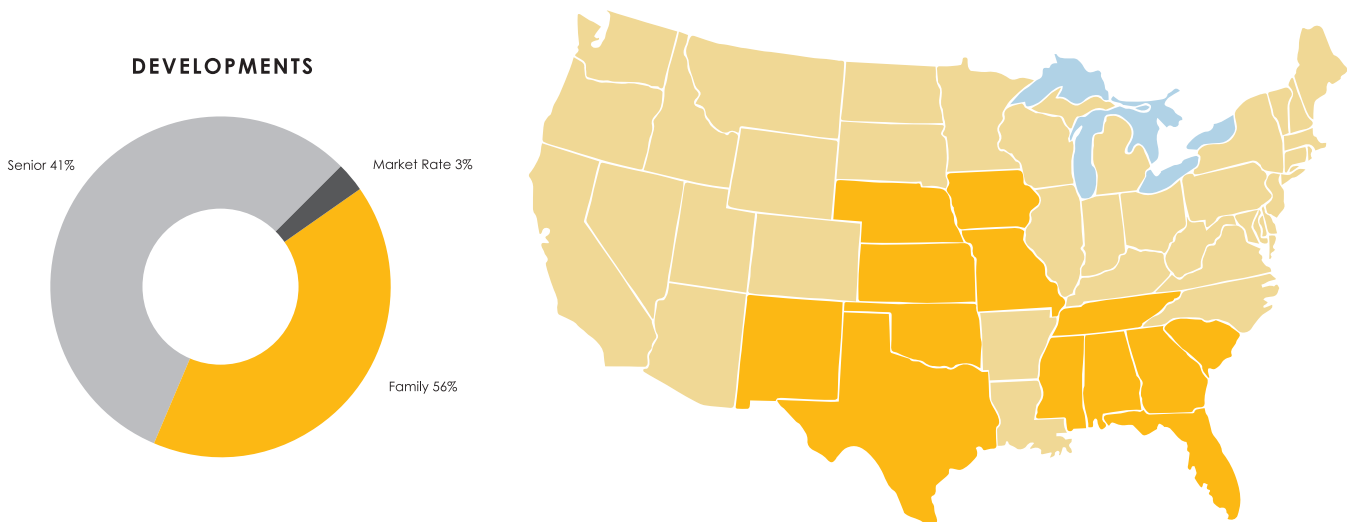
Fairway Management offers a comprehensive array of property management services for single family residences, apartment complexes and senior living communities including:

- A/R preparation
- Fee and assessment collection
- Accounts payable processing
- Monthly and YTD financial statements
- Full-time leasing team
- Maintaining compliance according to regulatory requirements
- Routine on-site inspection
- On-site property management and maintenance
- Property management and compliance training
- Marketing literature design and production
 - Brochures and flyers
 - Amenity sheets
 - Direct mail and postcards
 - Property website



AFFORDABLE EQUITY PARTNERS, INC.

Affordable Equity Partners, Inc. (AEP) provides a full range of investment banking services for those seeking to finance, build, purchase or rehabilitate multi-family housing. For over 30 years, AEP has invested in nearly 21,000 homes in 500 communities. We serve the growing need for affordable housing across 13 states in 215 cities. We have successfully syndicated over \$3 billion in tax credits to build or preserve homes for working class families and seniors.



Affordable Equity Partners has the ability to offer experience from acquisition to tax credit delivery enables partners to invest with confidence. In order to safeguard investment, AEP's asset management team plays an important role during the life of each asset within the AEP portfolio. Asset management is responsible for monitoring each asset from the time of closing at the property level through its disposition following the expiration of the tax credit compliance period.

AEP minimizes risk and improves investor returns by facilitating aggressive lease-up efforts that begin up to 120 days prior to construction completion. The lease-up team acts as an auxiliary partner to the existing management company to secure residents for occupancy and ensure lease-up compliance. AEP's lease up effort protects investors by providing a faster tax credit delivery.

In addition to providing alternative revenue streams, AEP is able to differentiate itself from competitors by providing a full service platform for its developers to promote exclusivity and solidify long term relationships. In addition, when AEP's affiliates are involved in a transaction, more flexibility is allowed in negotiating deal terms and serves as an added risk control measure for transactions.

BLUFF VIEW SENIOR VILLAGE

Crandall, Texas



HIDDEN GLEN

Salado, Texas



DATE

Ms. Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
P.O. BOX 13941
Austin, TX 78711-3941

RE: Commitment of Development Funding by City of Grand Prairie - Contribution to Parkside
on Carrier (TDHCA #21XXX)

Dear Ms. Holloway,

I can confirm that I am the local government official with appropriate jurisdiction over the proposed community to confirm that the City Council has issued a resolution of support for the proposed community. Additionally, the City wishes for the applicant to receive 1 point for local political subdivision funding as part of their application and, as a result, has agreed to contribute a reduction in fees with a value of \$500.00 for the benefit of the proposed development. The City will provide these funds 60 days after an approved building permit has been issued for the proposed development.

Sincerely,

WHEREAS, JES Dev Co, Inc. has proposed a development for affordable rental housing at 1217 S Carrier Parkway named Parkside on Carrier in the City of Grand Prairie, Dallas County, TX; and

WHEREAS, JES Dev Co, Inc. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for Parkside on Carrier

It is hereby

RESOLVED, that the City of Grand Prairie acting through its governing body, hereby confirms that it supports the proposed Carrier on Parkside located at 1217 S Carrier Parkway, Grand Prairie, Dallas County/Application number 21XXX and that this formal action has been taken to put on record the opinion expressed by the City of Grand Prairie on **February XX, 2021**, and

FURTHER RESOLVED that for and on behalf of the Governing Body, **Ron Jensen, Mayor**, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.



Legislation Details (With Text)

File #: 20-10733 **Version:** 1 **Name:** Consideration of a Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at 2800 S Carrier Pkwy.

Type: Agenda Item **Status:** Agenda Ready - Committee

File created: 1/5/2021 **In control:** City Council Development Committee

On agenda: 1/12/2021 **Final action:**

Title: Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at 2800 S Carrier Pkwy.

Sponsors:

Indexes:

Code sections:

Attachments: [1.Blue Sky at S. Carrier Presentation.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From
Monica Espinoza, Executive Assistant

Title
Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at 2800 S Carrier Pkwy.

Presenter
Rashad Jackson, AICP, Planning and Development Director

Recommended Action
Approve

Analysis

BLUE SKY AT SOUTH CARRIER



2021

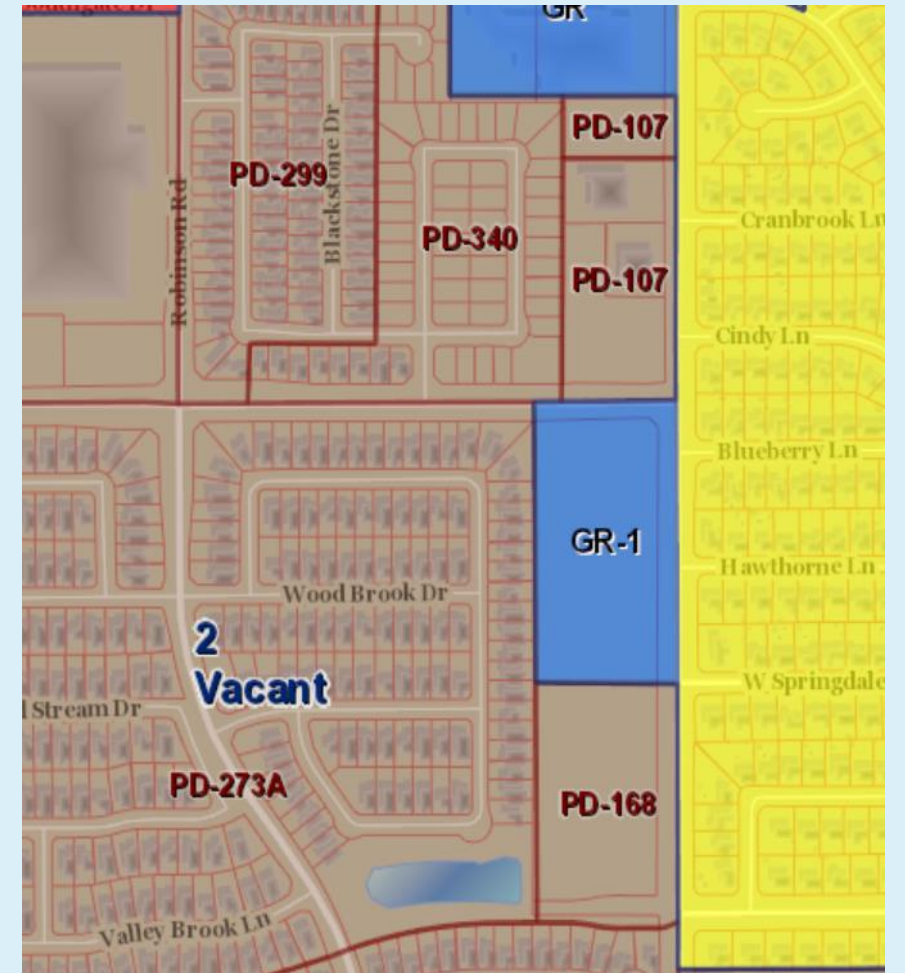
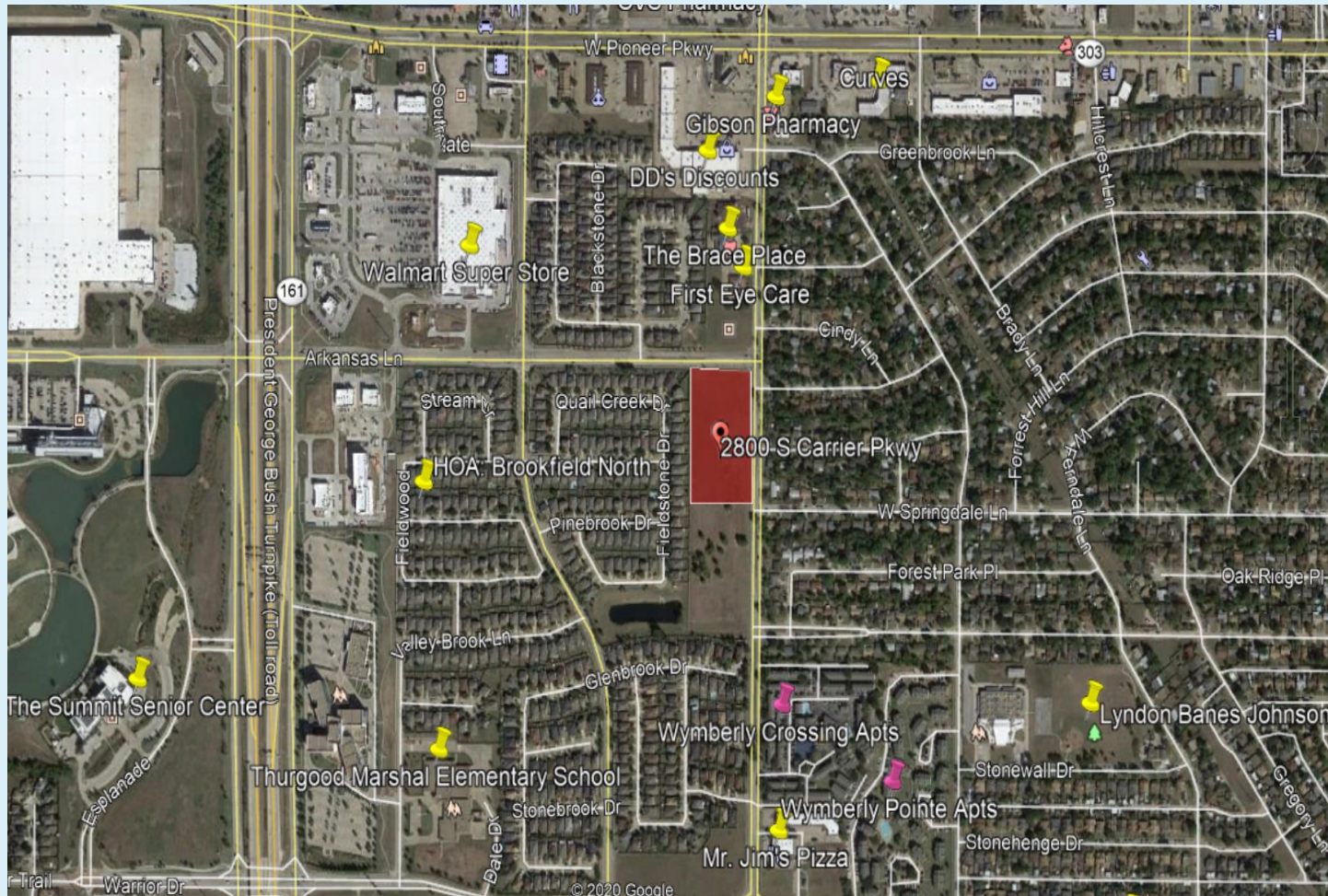
*INDEPENDENT SENIOR COMMUNITY
Proposed for Grand Prairie*

PRESENTATION OVERVIEW

- Site Location Map
- Development Overview
- Site Rendering-Sample
- Benefits to City-Economic Impact
- Preliminary Rent and Income Details
- Site Plan
- Development Renderings-Sample
- Benefits to the Area-Social
- Benefits to the Residents-Programs
- Unit Design
- Unit Interior
- Common Amenities
- What is Affordable Housing and Who Benefits from It?
- How Does Housing Tax Credit Financing Work?
- Anticipated Development Schedule
- Blue Sky Ownership
- Blue Sky Principals
- Blue Sky Development Team
- Blue Sky Project List and Examples
- What We Need from the City of Grand Prairie
- Blue Sky Contacts

BLUE SKY AT SOUTH CARRIER

- SITE LOCATION MAP -



BLUE SKY AT SOUTH CARRIER - DEVELOPMENT OVERVIEW -

- **Approx. 5.17 acre site**
- **Approx. 120 apartment units**
- **Mixed income community**
- **Units set-aside for Veterans/Disabled**
- **Approx. 20% Market-Rate Unrestricted Units**
- **Mix of 1 and 2 bedroom units**
- **3 Story residential building**
- **Elevator-served Senior Community**
- **Housing Tax Credit Request of \$15 million**
- **Projected cost of development \$24,000,000**
- **Blue Sky will retain ownership for a minimum of 15 years**



BLUE SKY AT SOUTH CARRIER - SITE RENDERING -



Renderings, Unit Designs and Site Plans are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown

BENEFITS TO CITY OF GRAND PRAIRIE

- ECONOMIC IMPACT -

- **Multi-million dollar construction investment to the City**
- **Creation of approximately 55 jobs during construction**
- **Creation of approximately 3 permanent jobs after construction**
- **Generation of permitting fees for the City**
- **New property taxes paid annually to the City**
- **New utility revenues generated for the City**
- **New sales taxes generated for the City**
- **Increased sustainable senior housing for City's general population**

BLUE SKY AT SOUTH CARRIER

- PRELIMINARY RENT AND INCOME DETAILS -



Typical Blue Sky Community

| Dallas County | \$86,200 | 2020 Area Median Income |
|------------------|---------------------|-------------------------|
| Units | Max Rental Rate | Targeted Income* |
| 64- Units | One Bedroom | One Person |
| 5 @ 30% AMI | \$485 | \$18,120 |
| 24 @ 50% AMI | \$808 | \$ 30,200 |
| 12 @ 60% AMI | \$970 | \$ 36,240 |
| 23 Units-Market | \$1132 | No Restrictions |
| 56- Units | Two Bedrooms | Two People |
| 4 @ 30% AMI | \$582 | \$20,700 |
| 12 @ 50% AMI | \$970 | \$34,500 |
| 33 @ 60% AMI | \$1164 | \$41,400 |
| 7 Units-Market | \$1358 | No Restrictions |

BLUE SKY AT SOUTH CARRIER - PRELIMINARY SITE PLAN -

SITE DATA

| | |
|-------------|-------|
| LOT 1 ACRES | 5.17 |
| UNITS | 120 |
| UNITS/ACRE | 23.21 |

KNOWN EASEMENTS SHOWN
SITE DATA
3 STORY BUILDING

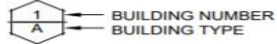
PARKING TABULATION

| | |
|--------------------|-----|
| PARKING REQUIRED | |
| 1.25 PER 1-BEDROOM | 80 |
| 2.0 PER 2-BEDROOM | 112 |
| CLUBHOUSE | 10 |
| TOTAL | 202 |

PARKING PROVIDED

| | |
|-------------|-----|
| UNIT SPACES | |
| UNCOVERED | 202 |
| CLUBHOUSE | 10 |
| TOTAL | 212 |

BUILDING KEY



UNIT TABULATION

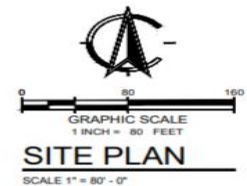
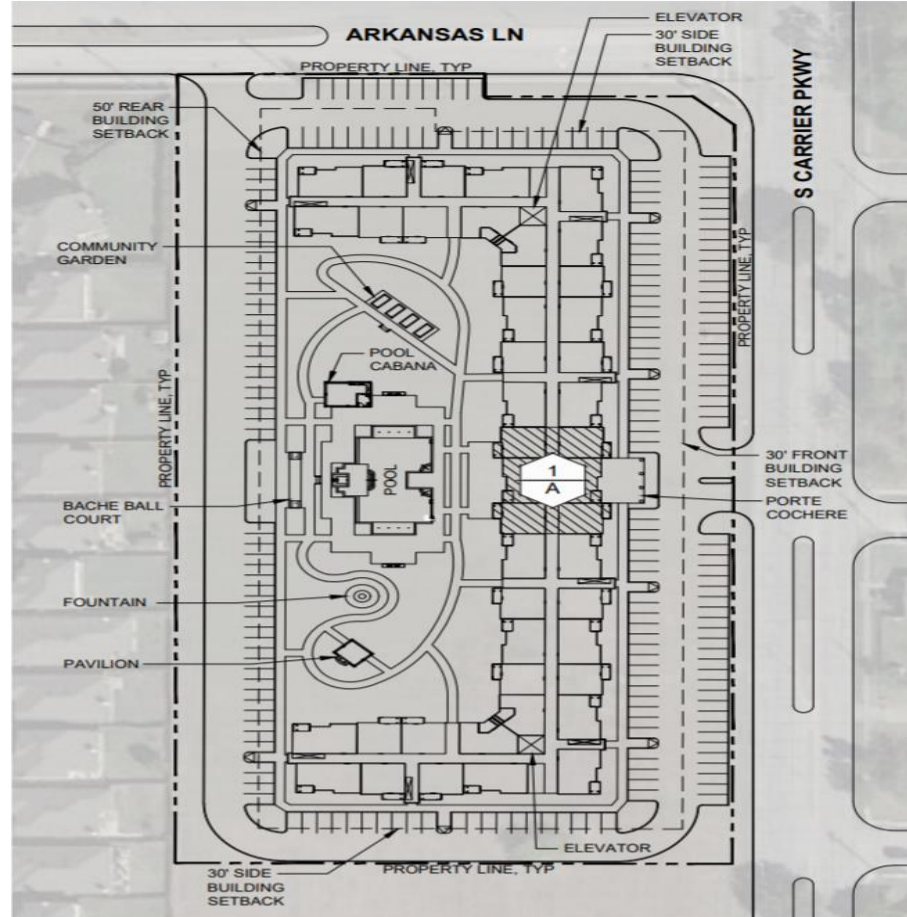
| TYPE | | # UNITS | UNIT S.F. | TOTAL SQ. FT. |
|-------|-----------------------|---------|-----------|---------------|
| A1 | ONE BEDROOM, ONE BATH | 52 | 700 S.F. | 36,400 S.F. |
| A2 | ONE BEDROOM, ONE BATH | 12 | 700 S.F. | 8,400 S.F. |
| B1 | TWO BEDROOM, TWO BATH | 56 | 900 S.F. | 50,400 S.F. |
| TOTAL | | 120 | | 95,200 S.F. |

BUILDING TABULATION

| TYPE | # BLDGS. | UNITS/BLDG. | UNIT TYPES | BLDG. S.F. | TOTAL |
|-------|----------|-------------|---------------------|------------|--------|
| A | 1 | 120 | A1-52, A2-12, B1-56 | 95,200 | 95,200 |
| TOTAL | 1 | 120 | | | 95,200 |

SITE AMENITIES

- 2 STORY CLUBHOUSE
- POOL
- POOL CABANA
- FITNESS CENTER
- BUSINESS CENTER
- FURNISHED COMMUNITY ROOM
- COMMUNITY GARDEN
- BACHE BALL COURT
- PAVILION
- FOUNTAIN



Renderings, Unit Designs and Site Plans are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown

BLUE SKY AT SOUTH CARRIER - RENDERING -



Renderings, Unit Designs and Site Plans are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown

BLUE SKY AT SOUTH CARRIER - RENDERING -



Renderings, Unit Designs and Site Plans are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown

BLUE SKY AT SOUTH CARRIER - RENDERING -



**Renderings, Unit Designs and Site Plans are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown*

BENEFITS TO THE AREA

- SOCIAL -

- Unique opportunity to provide affordable, top-quality housing in a high growth area
- Enable improved quality of life for seniors
- Planned Amenities may Include *(but aren't limited to)*:
 - In-unit laundry connections
 - Upgraded appliances
 - Business center
 - Exercise equipment
 - Pool & Fountain
 - Perimeter fencing
 - Furnished community room
 - Green Building Features



*Community Club House
Duval Park, Lealman, FL*



*In Unit Kitchen
Blue Sky Brandon, Brandon, FL*

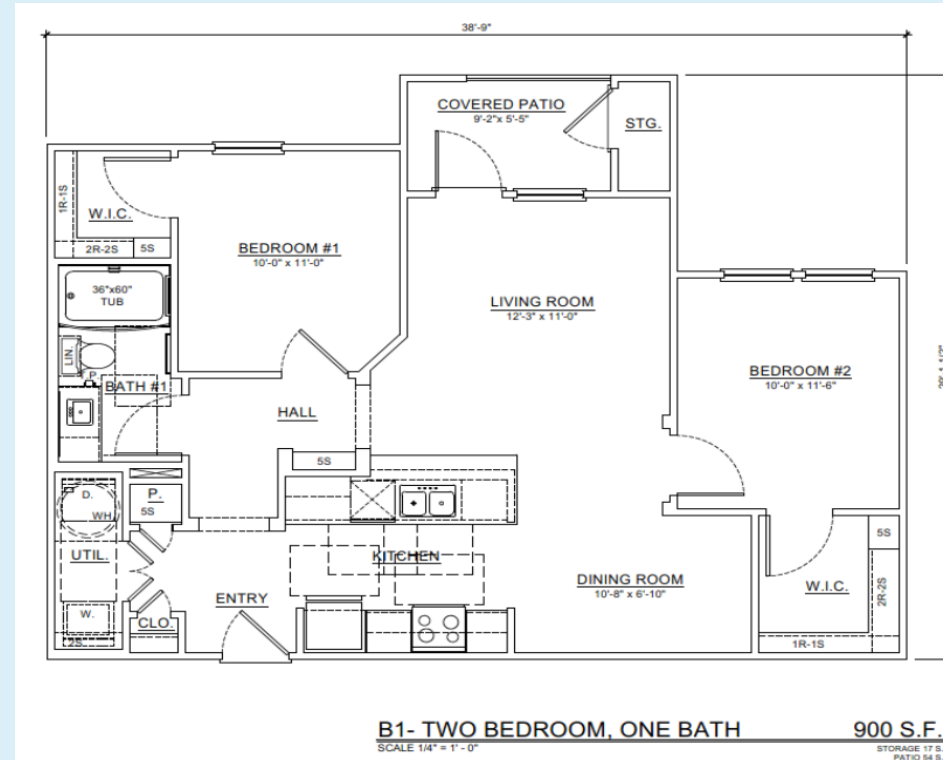
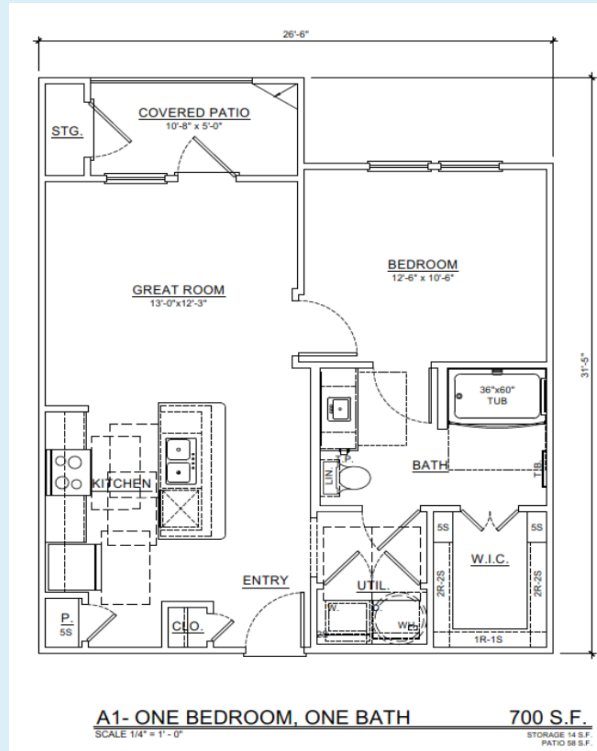
BENEFITS TO THE RESIDENTS

- RESIDENT PROGRAMS AND REQUIREMENTS -

- Blue Sky will partner with community and non-profit organizations to provide services and skills training to all residents.
- Residents must meet screening, credit, and income requirements and background checks
- On-Site supportive services might include but are not limited to:
 - Quarterly health and nutritional classes
 - Annual health fair & health screening services
 - Weekly exercise classes
 - Twice monthly on-site social events
 - Twice monthly arts, crafts and other recreational activities
 - Annual income tax preparation
 - Computer proficiency classes
 - Book clubs, movie & game nights, birthday parties
 - Potluck dinners
 - Visiting nurses and doctor programs



BLUE SKY AT SOUTH CARRIER - UNIT DESIGN -



Renderings, Unit Designs and Renderings are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown

BLUE SKY UNIT INTERIOR



BLUE SKY COMMON AMENITIES



WHAT IS AFFORDABLE HOUSING AND WHO BENEFITS FROM IT?

In 1986, during the Reagan administration, congress created the **Housing Tax Credit** solution (IRS Section 42) to incentivize private developers to build more affordable housing. The incentive allows the federal government to transfer housing development and future operations & maintenance costs to the private market. Since affordable rental housing costs the same to build as market-rate rental housing, the tax credits allow owners to offer reduced rents to cost-burdened families. This program is administered by the Texas Department of Housing and Community Affairs (TDHCA).

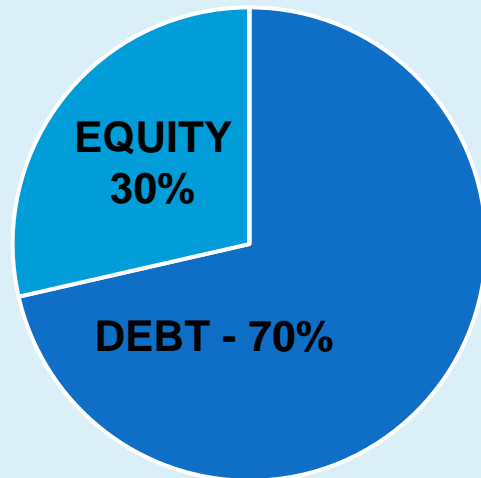
Affordable Housing describes housing that is affordable to residents relative to their area's median family income (AMFI).

For example, the Dallas County Area Median Income is **\$86,200**. Housing costs that do not exceed 30% of a household's *gross* income is considered **affordable** housing. The total housing cost is inclusive of rent or mortgage payments, insurance, and utilities. When the monthly carrying costs of a home exceed 30-35% of household income then the housing is considered **unaffordable** for that household and restricts a family's ability to accommodate other costs of living such as *food, clothing, health care, child care, transportation, and education*. These families/seniors are considered cost-burdened.

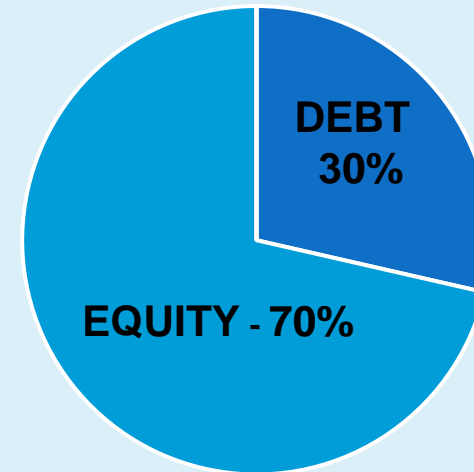
Examples of cost-burdened Texans are retired seniors 55+ on social security or a pension, teachers, police officers, child care providers, paramedics/EMT workers, retail workers, service sector personnel, construction/industrial personnel, essential workers etc.

HOW DOES HOUSING TAX CREDIT FINANCING WORK?

Market-Rate Conventional Financing



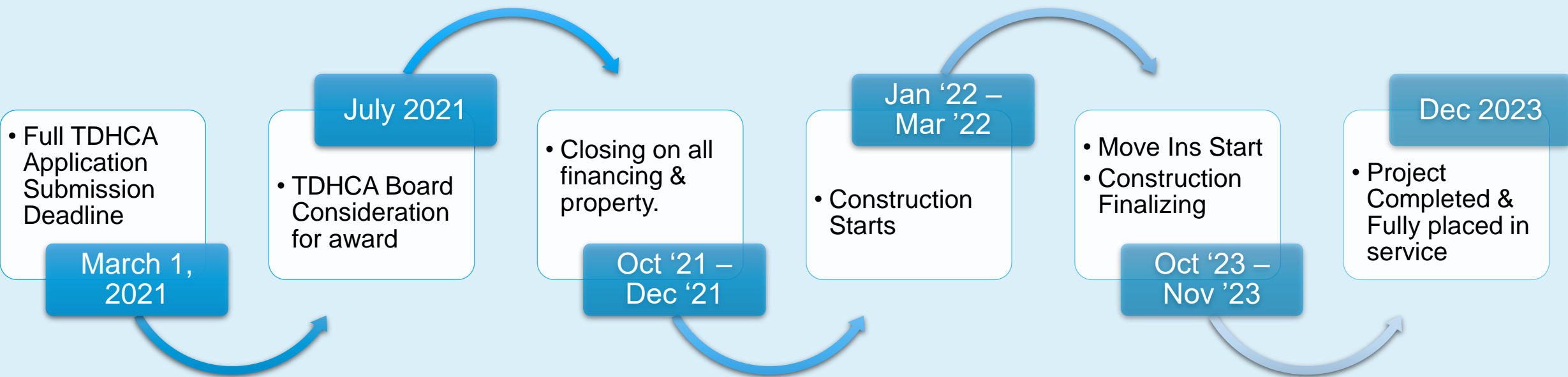
9% Housing Tax Credit Financing



The Housing Tax Credit is claimed yearly over 10 years, sold to an investor and the equity is used to construct new Class A apartment communities or renovate existing rental buildings. Market-Rate Developments use, for example, 70% conventional debt and 30% equity where the 9% HTC financing program provides, for example, 70% equity and 30% debt. Our high quality project will use the tax credit equity to reduce the project cost so we can then pass the savings along to qualified low-income residents via lower rents not rent subsidies.

This development is not Section 8 Housing, Public Housing or Government Subsidized Housing. The Blue Sky project will be a privately owned development with a long term hold of a minimum of 15 years.

BLUE SKY AT SOUTH CARRIER 2021 ANTICIPATED SCHEDULE



BLUE SKY OWNERSHIP



- **Blue Sky Communities** was formed in the Fall of 2012 with a principal foundation of over 30 years of affordable housing tax credit experience.
- **Blue Sky Communities** has expanded their territory and team by hiring an experienced Regional Vice President to head up their Texas division. New renters are moving into Texas everyday so there is a high demand for affordable housing and Blue Sky can meet that demand.
- **Blue Sky Communities** is a leading advocate for helping local governments and non-profit groups reach their affordable housing goals by developing state-of-the-art, environmentally sound affordable housing communities and units.
- **Blue Sky Communities** makes a point to set-aside units for veterans and the disabled.
- Through partnerships, **Blue Sky Communities** looks forward to developing neighborhood assets that stakeholders can be proud of for decades.
- **Blue Sky Communities** understands the importance of development funding being spent locally for the benefit of local businesses and residents.



BLUE SKY PRINCIPALS



Blue Sky's principals have more than **30 years of experience** developing, financing and managing affordable tax credit housing developments.

- Our **President/CEO, Shawn Wilson**, has been active in this field in Florida since 1992 and developed more than 4,000 units.
- Our **Executive Vice President/CFO, Scott Macdonald**, is responsible for overseeing all operations, project underwriting, project management and managing debt and equity relationships.
- Our founding **Partner, Jim Chadwick** has been developing and managing both affordable and market rate properties since 1981, developing more than 100 distinct projects.
- Our **Texas Regional Vice President, Lisa Rucker**, has been working in the affordable housing industry in **Texas** for over **16 years** with experience in all aspects of development. She lived, worked and raised her family in the DFW area and now currently lives in the Austin Area.
- To date, Blue Sky has developed **1,391 units** of affordable housing. These completed developments include housing for the Families, Seniors, Homeless and Disabled Veterans. Blue Sky has **931 units** in the **2020/2021** construction pipeline with an additional **231 units** in development stages. See attached project list.



BLUE SKY DEVELOPMENT TEAM



- **Owner Entity: Blue Sky Texas** www.blueskycommunities.com is the Texas developer entity used for developing tax credit communities
- **Architect: Cross Architects-Anthony Monaco** www.crossarchitects.com 879 Junction Dr., Allen, TX 75013 75075 Ph: 972-398-6644 Cross was founded in 2003 and specializes in the design and **planning** of mixed-use developments, multi-family apartments, commercial office buildings, retail shopping centers, retail shops, restaurants and hotels. The firm has had several projects completed or currently being construction in Frisco, McKinney, Allen, San Antonio, Dallas, and Austin, TX
- **Civil Engineer: Carney Engineering-Craig Carney, 5700 Granite Parkway, Suite 200, Plano, TX 75024 Ph: 469-443-0861** Craig has more than 24 years experience in land development and civil engineering design, site selection, entitlements, zoning, permitting and construction in market segments that include multi-family, restaurants, industrial, and institutional in Texas.
- **General Contractor: Nations Construction-Michael Czapski** www.nationsconstruction.com 3418 Elser Street, Suite 201, Houston, TX 77009 Ph: 713-863-7547. Nations is a Texas construction company that provides a full range of general contracting services, beginning to end: from the early planning and design stages through construction, project completion, and closeout.
- **Attorney: Locke Lord-Cynthia Bast** www.lockelord.com 600 Congress Ave #2200, Austin, Tx 78701 Ph: 512-305-4700 Cynthia Bast is nationally recognized as a preeminent lawyer in the area of affordable housing and community development finance and leads the Firm's Affordable Housing Section.



BLUE SKY COMMUNITIES PROJECT LIST

| Blue Sky Dev Projects | Address | #Units | Rehab/NC | Demographic | Financing | Completion | Total Dev Cost |
|------------------------------|--|--------|----------|-----------------|---|-------------------------|---------------------|
| Duval Park Apartments | 5025 Duval Circle, St. Petersburg, FL | 88 | New | Family/Veterans | 9% HTC, SAIL, ELI, Pinellas HOME/Non-Profit Partner: Boley Centers | Completed 2015 | \$17,593,751 |
| Silver Lake Apartments | 3738 W. Idlewild Circle, Tampa, FL | 72 | Rehab | Family | 9% HTC, Hills Co. SHIP | Completed 2015 | \$10,232,103 |
| Peterborough Apartments | 440 4 th Avenue N, St. Petersburg, FL | 150 | Rehab | Elderly | 4% HTC, Sail, ELI, HUD Transfer (HAP)/Non-Profit: Cathedral Church of St. Peter | Completed 2016 | \$20,301,300 |
| Brookside Square Apartments | 200 72 nd Avenue N, St. Petersburg, FL | 142 | Rehab | Family | 4% HTC, SAIL, ELI, HUD Transfer (HAP)/Non-Profit: Gulf Coast Housing Foundation, Inc. | Completed 2016 | \$18,306,006 |
| Cathedral Terrace | 701 N. Ocean Street, Jacksonville, FL | 240 | Rehab | Elderly | 4% HTC, City of Jax SHIP, SAIL, ELI, HUD Transfer (HAP)/Non-Profit Partner: Cathedral Foundation of Jax | Completed 2017 | \$25,544,019 |
| Blue Sky Brandon | 510 Cobalt Blue Drive, Brandon, FL | 120 | New | Family | 9% HTC, Hills County SHIP | Completed 2017 | \$24,637,785 |
| Woodwinds Apartments | 151 S. Grand Hwy, Clermont, FL | 96 | New | Family/Homeless | 9% HTC, SAIL/Non-Profit: New Beginnings Housing Inc. | Completed 2018 | \$19,711,907 |
| Sweetwater Villas Apartments | 4152 Sweetwater Villas Lane, Tampa, FL | 56 | New | Family | 4% HTC, Hills County HOME | Completed, 2018 | \$11,271,774 |
| Cathedral Towers | 601 N. Newnan Street, Jacksonville, FL | 203 | Rehab | Elderly | 9% Tax Credits, HUD Transfer (HAP)/Non-Profit: Cathedral Foundation of Jax | Completed, 2018 | \$28,384,805 |
| Arbor Village Apartments | 2901 Fruitvale Road, Sarasota, FL | 80 | New | Family/Homeless | 9% HTC, SAIL, NHTF/Non-Profit: CASL | Completed 2020 | \$19,016,743 |
| Preserve at Sable Park | 3748 Chios Island Road, Tampa, FL | 144 | New | Family | 9% HTC, Hills County SHIP, HFA, FHFC Viability | Completed 2020 | \$15,315,609 |
| SabalPlace | NE Corner of Williams Rd & E. Broadway Ave, Seffner FL | 112 | New | Family/Homeless | 9% HTC, Hills County, SAIL, ELI, Hillsborough SHIP, LHF/ Non-Profit: Metropolitan Ministries | Const. Start Sept. 2019 | \$29,499,009 |
| Sub-Total | | 1,503 | | | Completed: 1,391/New-584; Rehab-807 | Under Construction: 931 | Starting Const: 231 |

BLUE SKY COMMUNITIES PROJECT LIST

| Blue Sky Dev Projects | Address | #Units | Rehab/NC | Demographic | Financing | Completion | Total Dev Cost |
|-----------------------|---|--------------|----------|----------------------------|--|--------------------------------|----------------------------|
| Clermont Ridge | 13605 North Jacks Lake Road, Clermont, FL | 70 | New | Elderly | 9% HTC, Lake County SHIP/Non-Profit: Provident Housing Solutions, Inc. | Const. Start Dec. 2019 | \$15,315,609 |
| Cypress Village | 4551 Winkler Ave, Ft. Myers, FL | 95 | New | Family/Homeless | 9% HTC, SAIL, ELI, Lee County, HOME/Non-Profit: CASL | Const. Start Feb. 2020 | \$20,456,977 |
| Cathedral Townhouse | 501 N. Ocean St, Jacksonville, FL | 177 | Rehab | Elderly | 9% HTC, HUD Transfer (HAP)/Non-Profit: Cathedral Foundation of Jax | Const. Start Dec. 2019 | \$28,267,345 |
| Sandpiper Place | 4605 26 th Street W, Bradenton, FL | 92 | New | Family | 9% HTC, Manatee County | Const. Start April 2020 | \$21,045,803 |
| SkyWay Lofts | 3900 34 th Street South & 3319 39 th Ave South St, St. Petersburg, FL | 65 | New | Family | 9% HTC, City of St. Petersburg | Const. Start August 2020 | \$15,346.776 |
| Fairlawn Village | 1014 Mercy Drive, Orlando, FL | 116 | New | Family/PSH | 4% HTC, SAOL, ELI, NHTF, City of Orlando HOME/Non-Profit: CASL | Const. Start Nov 2020 | |
| Ashley Square | 127 E. Ashley Street, Jacksonville, FL | 120 | New | Elderly | 4% HTC, SAIL, ELI, NHTF, Jax HFA, Jax HOME/Non-Profit: Cathedral Foundation of Jax | Const. Start Dec 2020 | |
| Swan Lake Village | 2010 Griffin Road, Lakeland, FL | 84 | New | Family/Disabling Condition | 9% HTC, SAIL, ELI, City of Lakeland HOME/Non-Profit: CASL | Const. Start Nov 2020 | |
| Blue Sky Landing | McNeil Road at Portofino Landings Blvd, Fort Pierce, FL | 82 | New | Family | 4% HTC, CDBG | Const. Start 2021 | |
| Uptown Sky | 13603 N 12 th St & Fletcher Ave, Tampa, FL | 61 | New | Family | 4% HTC, Hillsborough County/Non-Profit: UACDC | Const. Start 2021 | |
| Jacaranda Place | 1200 Loveland Blvd, Port Charlotte, Unincorporated Charlotte County, FL | 88 | New | Family/Disabling Condition | 9% HTC, SAIL/Non-Profit: CASL | Const. Start 2021 | |
| Sub-Total | | 1,050 | | | | | |
| Total | | 2,553 | | | Completed: 1,391/New-584; Rehab-807 | Under Construction: 931 | Starting Const: 231 |

BLUE SKY DEVELOPMENT EXAMPLE



DUVAL PARK

Veterans housing is important. Blue Sky recognized this and was poised to win a special allocation of housing credits to address this need. Nearly half the units are set aside for Veteran's with disabilities or special needs. Those units were constructed with nearly 20 special features for wheelchair-bound or otherwise limited persons. Metal roofs, an extra large clubhouse, indoor fitness, outdoor fitness, and a gated entry are among the numerous upgrades that our most deserving citizens enjoy at Duval Park.

FUNDING:

FHFC 9% Tax Credits & SAIL
Pinellas County Housing
Authority (Project Based
Vouchers)
Pinellas County HOME
Home Depot Foundation
Raymond James Tax Credit
Funds
Raymond James Bank

88 Units

Garden style

Veteran and Family
Housing

Completed
December 2015

New Construction

\$17 Million Total
Development Cost

BLUE SKY DEVELOPMENT EXAMPLE



BLUE SKY BRANDON

An in-fill site just a block from Route 60, the main thoroughfare, this community will be convenient to everything. A regional hospital, elementary school, middle school, and high school are all within walking distance. Every kind of shopping and service imaginable is also a short drive away up and down Route 60. The concrete block buildings will be secure, efficient, and ample, with an average unit size of 980 SF. More than 30 large trees are preserved and are part of this community gaining certification by the Florida Green Building Coalition.

FUNDING:

FHFC 9% Tax Credits
Hillsborough County
SHIP
Raymond James Tax
Credit Funds
Neighborhood Lending
Partners
Chase Bank

120 Units



Mid-rise



Family housing



Completed
May 2017



New Construction



\$24 Million Total
Development Cost

BLUE SKY DEVELOPMENT EXAMPLE



SWEETWATER VILLAS

Sweetwater Villas Apartments is a new construction development on vacant land located on Humphrey Street west of Dale Mabry Highway and North of Waters Ave in West Tampa, Florida. Sweetwater will be a 3-building, garden-style housing community consisting of 36 two-bedroom and 20 three-bedroom units totaling approximately 57,280 square feet. All apartments will be equipped with a kitchen, two bathrooms, washer and dryer hook-ups and storage closets. Amenities include a community area, playground, on-site laundry facilities, and free parking.

FUNDING:

Housing Finance
Authority of Hillsborough
County Tax-Exempt
Bonds,
FHFC 4% Tax Credits,
Hillsborough County
HOME, Raymond James
Tax Credit Funds,
Citi Community Capital

56 Units

Garden Style

Family housing

Completion 2018

New Construction

\$11 Million Total
Development Cost

BLUE SKY DEVELOPMENT EXAMPLE



ARBOR VILLAGE

Arbor Village Apartments is a new construction development on vacant land. Arbor Village is a 1-building, 4 story garden-style housing community consisting of a total of 80 units, 72 one-bedroom and 8 two-bedroom units. Each apartment is equipped with energy efficient fixtures, ceiling fans and storage closets. Amenities include common area space, on-site laundry room, a covered lanai and free parking. Multiple resident programs and services will be offered free of charge to the residents.

FUNDING:

FHFC 9% Tax Credits
SAIL
Raymond James Tax
Credit Funds
NHTF
CASL

80 Units

Garden Style

Family and
Homeless

Completed
2020

New Construction

\$19 Million Total
Development Cost

WHAT WE NEED...

- **The City's comments, concerns, input as to what we can do to make this development best serve your community**
- **City Resolution of Support for the TDHCA Application**
- **City Resolution/Letter of Funding Commitment for a minimum of \$500**
- **The City's Resolution of Support will aid in obtaining a Letter of Support from State Representative Jessica Gonzalez-District 104**
- **We will also speak with local community organizations serving the City to request letters of support**
- **City support for a rezone of the property site to allow for a 55+ Seniors Independent Community**

CONTACT US

Scott Macdonald

Executive Vice President/CFO

smacdonald@blueskycommunities.com

508-237-7815

Lisa Rucker

Regional Vice President-Texas

lrucker@BlueSkyCommunities.com

512-409-6170

Blue Sky Communities Corporate Office

813-514-2100

www.blueskycommunities.com



Legislation Details (With Text)

File #: 20-10735 **Version:** 1 **Name:** Consideration of a Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at Arbor Park Senior Living
 Consideration of a Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Develop

Type: Agenda Item **Status:** Agenda Ready - Committee

File created: 1/6/2021 **In control:** City Council Development Committee

On agenda: 1/12/2021 **Final action:**

Title: Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at Arbor Park Senior Living.

Sponsors:

Indexes:

Code sections:

Attachments: [MCD Arbor Park Senior Living Public Notification_1-5-21.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From
Monica Espinoza, Executive Assistant

Title
Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at Arbor Park Senior Living.

Presenter
Rashad Jackson, AICP, Planning and Development Director

Recommended Action
Approve

Analysis

January 5, 2021

Dear Community Partner,

On behalf of MHP Arbor Park, LLC, I am pleased to introduce Arbor Park Senior Living, a proposed apartment community. MHP Arbor Park, LLC is making an application for 9% Housing Tax Credits with the Texas Department of Housing and Community Affairs for Arbor Park Senior Living, located at 2200 N Carrier Pkwy Grand Prairie, TX 75050 in Dallas County. This new construction development is an apartment community and composed of approximately 100 units of which all will be for low-income tenants. The residential density of the Development, i.e., the number of Units per acre is approximately 38.02.

Arbor Park Senior Living will provide residents with high-quality, modern appliances and finishes, as well as planned activities and many community amenities. The project details such as the architecture, building materials, and final amenities are in the design phase and will be finalized prior to construction.

In the spring, the Department will hold public hearings in various locations around the state or virtually to gather input on Competitive Housing Tax Credit applications. The hearing schedule along with contact information for written public comment will be posted on TDHCA's [Public Comment Center](#) website later this year. An interested party or Neighborhood Organization can provide comments on any and all applications at each hearing, or can provide written comments to the Department by email at HTCPC@tdhca.state.tx.us, or by mail at Texas Department of Housing and Community Affairs, Public Comment - Multifamily Finance Division P.O. Box 13941 Austin, Texas 78711-3941. Note that in order for input on Competitive Housing Tax Credit applications to be included in the materials relating to presentation for awards to be provided to the Governing Board of the Texas Department of Housing and Community Affairs; **such input must be received by the Department by 5:00 p.m., Austin local time, on June 18, 2021.**

Please feel free to reach out to me directly at (786) 257-2767 or cshear@mcldhousing.com if you have any questions. I look forward to introducing myself and the development and explaining how you can support our efforts to provide much-needed, high-quality housing in the City of Grand Prairie. Should you have any questions about Arbor Park Senior Living, please do not hesitate to contact me.

Sincerely,



Christopher Shear
Representative of MHP Arbor Park, LLC
Managing Director, McDowell Housing Partners
601 Brickell Key Drive, Suite 700,
Miami, FL 33131