

The Renaissance at Sanger Heights

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The Renaissance at Sanger Heights

Purpose

- Discuss history of project
- Provide project overview
- Council request
- Next steps
- Timeline of construction

Project History Timeline

2010



Property Acquired

City of Waco acquires property

2018



Renaissance Proposal

Grassroots responded with Renaissance at Sanger Heights



Approval

Application for CPF Funding requested by Congressman Pete Sessions

2024



Infrastructure

City infrastructure improvements completed near project site



RFP Response

Grassroots responds, design not accepted

2013

2023

City Council approves ARPA agreement to assist with project

\$ Planned Unit Development approved by Council

Funding

CPF Grant Award announced

Project Overview

Renaissance at Sanger Heights

- 3.024 acres
- Project Location:
 - West Border: Sanger Ave
 - North Border: N. 17th
 - East Border: Fort Ave
 - South Border: N. 18th
- Number of Total Units: 25 single family homes
 - 14 affordable homes (80% or below AMI)
- Total Estimated Development Cost: \$9.5M

Sanger Ave.

N. 17th Ave.

N. 18th Ave.

Fort Ave.



Community Features

- HOA
- Continuous sidewalks
- Two common green space areas (One encompasses historic Oak tree)
- Parallel parking along Sanger and Fort



Community Features

- Alley Access
- One - and two-story homes
- Building Materials
 - stucco
 - brick
 - hardie plank



Project Funding Summary

Renaissance at Sanger Heights Funding Summary	
Community Project Funding	\$3,000,000.00
ARPA Funding	\$344,244.00
Private Investment	\$6,225,405.00
Total Funding	\$9,559,649.00

Marketing Plan

- Groundbreaking Event (January 2026)
- Media Engagement (TV, Print, & Digital)
- Community Outreach
- On-Site Signage



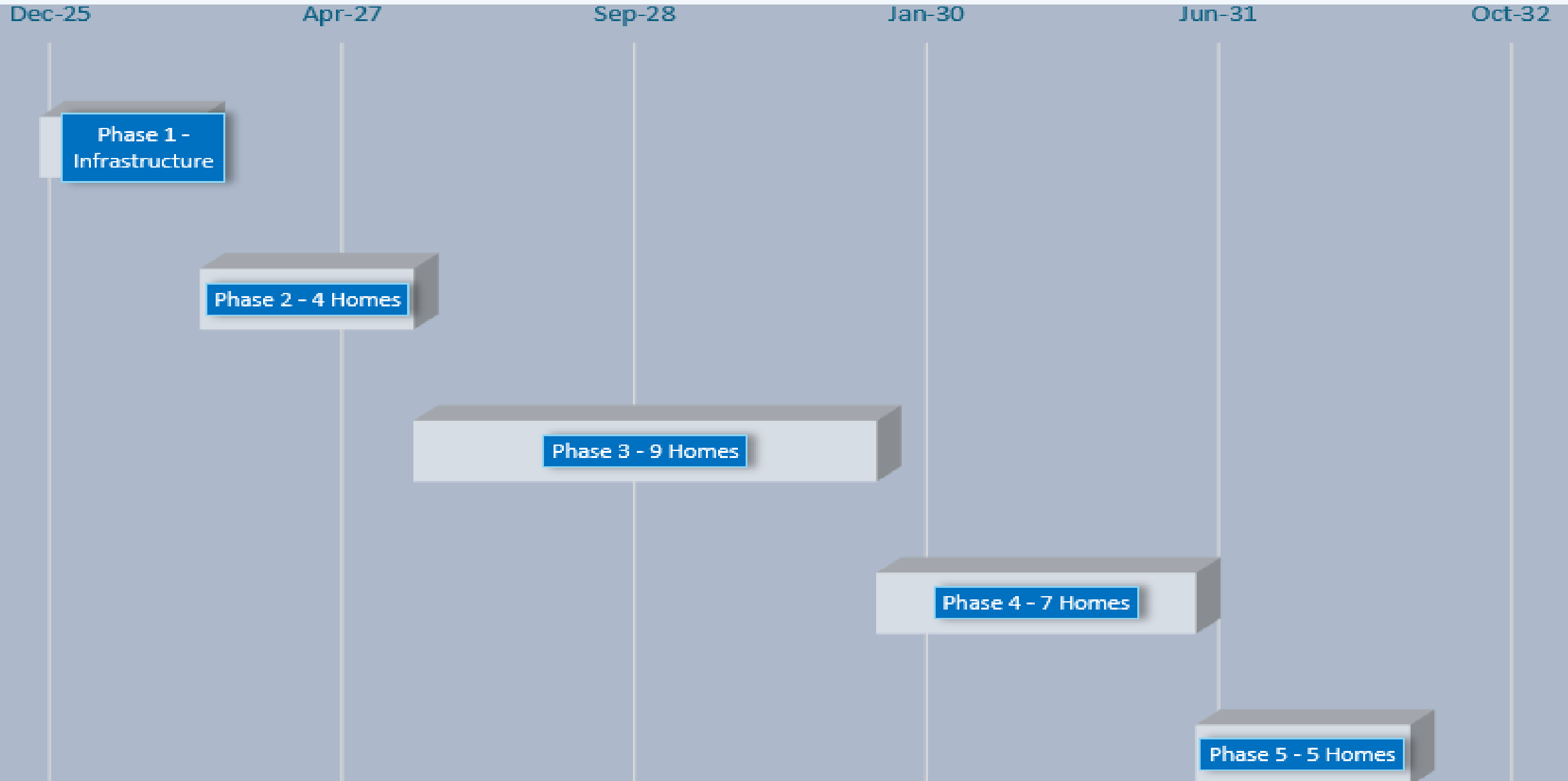
Council Request

- Consideration of the following:
 - Agreement between Grassroots and City with Community Project Funding for Renaissance at Sanger Heights
 - Amending and restating existing Development Agreement for Renaissance at Sanger Heights
 - Purchase and sale agreement of City-owned property for Renaissance at Sanger Heights

Next Steps

- Council approval
- Execution of agreements
- Commence project marketing
- Commencement of Phase I
- Ongoing marketing of units

Construction Timeline



THANK YOU.

- Please contact GalenP@wacotx.gov for any questions