

**City of Waco**

# Requests For Resolutions of Support February 6, 2024



Galen B. Price, Housing & Community Development



# AGENDA

- Housing Tax Credit Policy Overview
- Affordable Housing vs. Market Rate Housing
- Project Requests for Support
- Impact to Housing Plan
- Recommendation
- Next Steps
- Questions

# City of Waco Policy

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## Criteria

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- Affordable Units to Market Rate Units (minimum 85% to 15%)
- Unit set-aside for the Housing Authority (minimum 5 units)
- Construction architecturally compatible with existing neighborhood
- Community Involvement (minimum of 2 public hearings within the proposed development neighborhood)
- Must be taxable real estate

# Affordable Housing vs. Market Rate Housing

- Affordable Housing
  - Housing in which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.
- Market Rate Housing
  - Units within a project to be rented to a household without restrictions as to income levels or rental rate.

# Project 1

## Request for Support

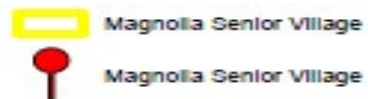
# Project 1 Overview

- Development Name: Magnolia Senior Village
- Developer: Oaklake Development, LLC
- Project Location: 1316 Gurley Lane
- Total Estimated Project Costs: \$21M
- Number of Total Units: 102 (Senior Development)
  - Proposed Affordable Units: 102
  - Proposed Market Rate Units: 0



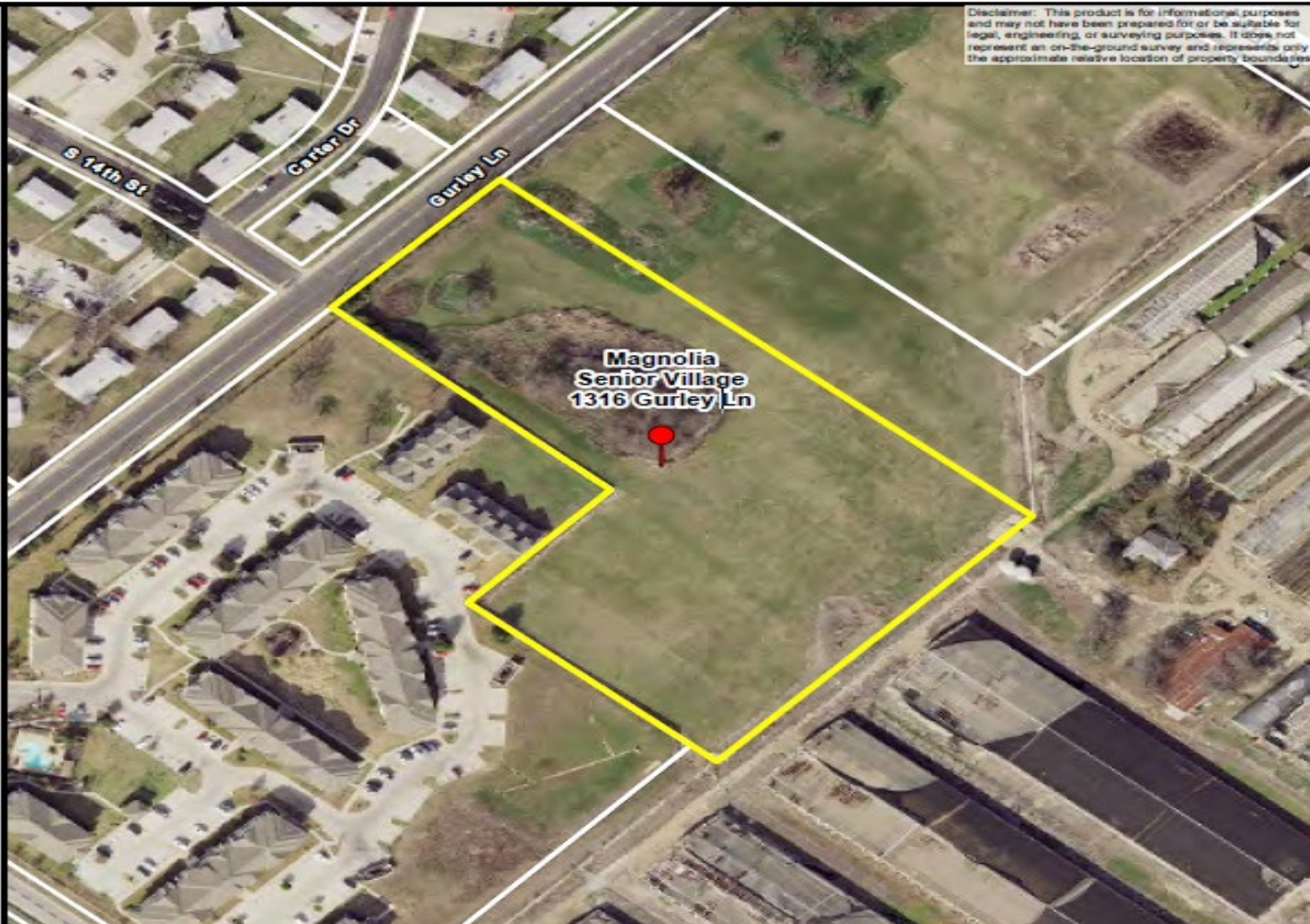


Magnolia Senior Village  
1300 Gurley Ln  
Waco TX 76706  
Property Location Map



0 50 100 200  
Feet

 CITY OF WACO  
PLANNING SERVICES

















# Project 2

## Request for Support





# Project 2 Overview

- Development Name: Melody Grove II
- Developer: Waco Housing Authority
- Project Location: 1809 J.J. Flewellen Road
- Total Estimated Project Costs: \$23.5M
- Number of Total Units: 80 (Family Development)
  - Proposed Affordable Units: 80
  - Proposed Market Rate Units: 0



Melody Grove II  
Estella Maxey Housing Complex  
Waco TX 76704  
Property Location Map

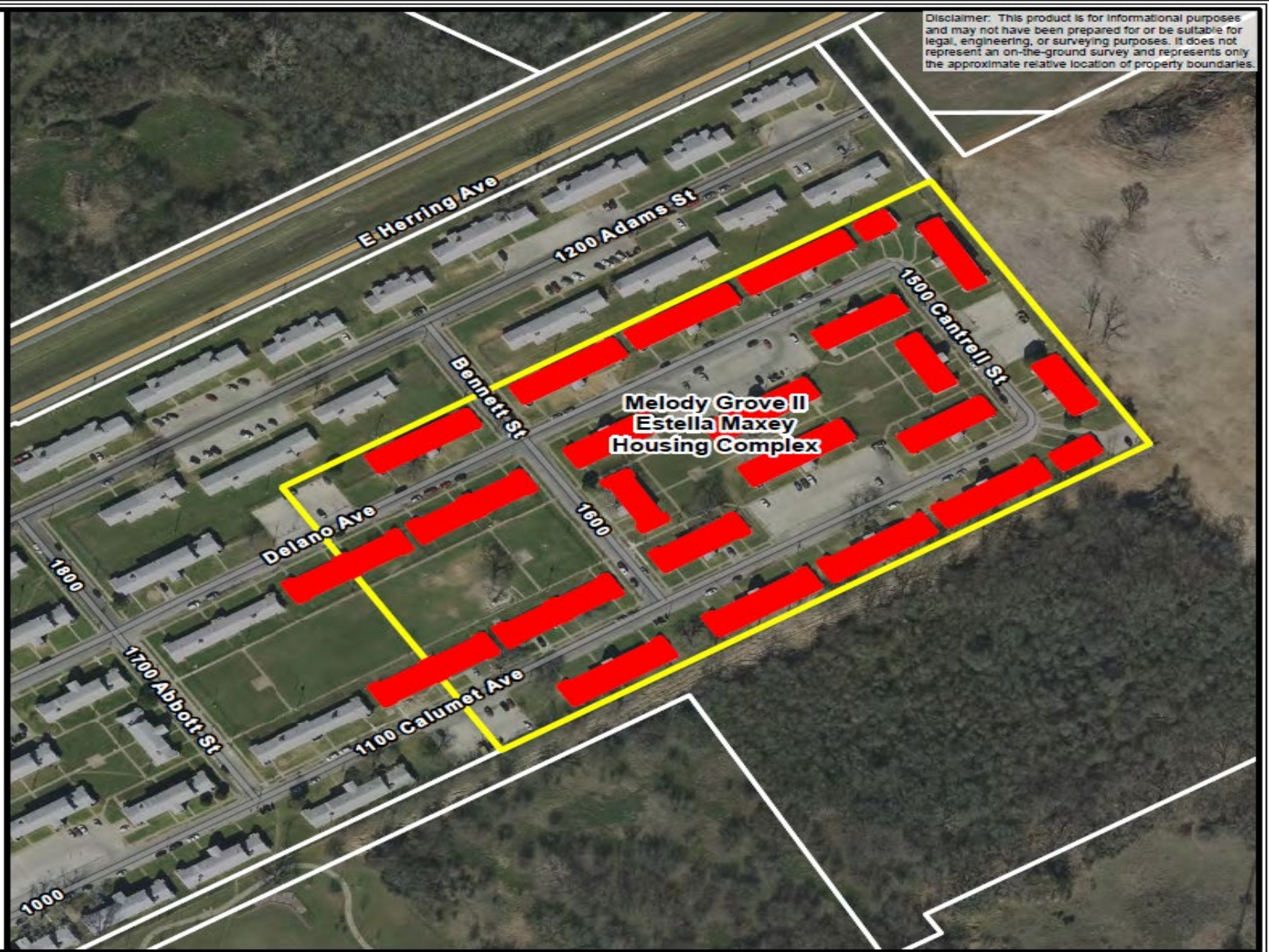
-  Melody Grove II  
 Buildings



0 50 100 200 300  
Feet



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.











# Housing Plan



# How does this support the Strategic Housing Plan?

- Increases the number of affordable rental housing units in Waco
  - Assists in reducing the number gap of mix-match housing for income groups
- Provides additional available units for seniors and families
- Develops vacant parcel of land



# Recommendation

# Recommendation

- Resolution of Support for each project
  - Increases the number of affordable housing rental units in Waco
  - Provides additional available units for seniors and families
  - Development of vacant parcel of land
- Waive HTC Policy requirements for Magnolia Senior Village
  - Affordable Units to Market Rate Units
- Waive HTC Policy requirements for Melody Grove II
  - Affordable Units to Market Rate Units
  - Requirement that real estate remain taxable



# Next Steps

- Adopt a Resolution of Support
- Await notice of Final Award from TDHCA
- Project(s) would go through City's development process
- Enter into a development agreement for fee waiver
- Construction begins in 2025





# THANK YOU.

Please contact [galenp@wacotx.gov](mailto:galenp@wacotx.gov) for any questions