



Control Number: 45870



Item Number: 43

Addendum StartPage: 0

Request to Intervene in PUC Docket No. 45870

The following information must be submitted by the person requesting to intervene in this proceeding. This completed form will be provided to all parties in this docket. **If you DO NOT want to be an intervenor, but still want to file comments, please complete the "Comments" page.**

Mail this completed form and 10 copies to:

Public Utility Commission of Texas
Central Records
Attn: Filing Clerk
1701 N. Congress Ave.
P.O. Box 13326
Austin, TX 78711-3326

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2016 AUG 30 AM 9:25
PUBLIC UTILITY COMMISSION
FILING CLERK

First Name: Winsor Meadows HOA Last Name: _____

Phone Number: _____ Fax Number: _____

Address, City, State: McKinney, TX 75070

I am requesting to intervene in this proceeding. As an INTERVENOR, I understand the following:

- I am a party to the case;
- I am required to respond to all discovery requests from other parties in the case;
- If I file testimony, I may be cross-examined in the hearing;
- If I file any documents in the case, I will have to provide a copy of that document to every other party in the case; and
- I acknowledge that I am bound by the Procedural Rules of the Public Utility Commission of Texas (PUC) and the State Office of Administrative Hearings (SOAH).

Please check one of the following:

- ☐ I own property with a habitable structure located near one or more of the utility's proposed routes for a transmission line.
- ☐ One or more of the utility's proposed routes would cross my property.
- ☒ Other. Please describe and provide comments. You may attach a separate page, if necessary. _____

Winsor Meadows HOA is directly impacted by the construction of the development. The access to

utilities for the project would create dangerous traffic situations for pedestrians, especially

students walking to neighborhood schools. While the utilities do not impact us directly, the completion

of the project would. We are enclosing communication throughout the process to provide context.

Signature of person requesting intervention:

Date: _____

To: Commissioners Donna L. Nelson, Kenneth L. Anderson Jr., and Brandy Marty Marquez

Re: ADC Westridge Villas, LP

Docket Number: 45870

The aforementioned development has put a tremendous strain and burden on the surrounding communities and homeowners of McKinney and Frisco (Collin County) for the past 18 months. In February of 2015, we were made aware of a possible low income, 5 acre housing project to be placed on a 4.9 acre plot of land at the corner of Westridge and Custer (Frisco ETJ). We fought the first phase of approval by submitting a protest/petition along with \$500 to the TDHCA. I am attaching this along with our current petition/protest. She was denied approval on her first application. Originally she had planned for a 93 unit complex with 260 parking spaces, but when she was denied by the TDHCA for the 9% HTC funding, she underhandedly and secretly revised her application, unbeknownst to the homeowners and government agencies affected by the project, to apply for HOME funds, which in turn increased the size of her project and affected the overall policies, rules and standards (see documentation below).

Mr. Deputy, We appreciate your interest in this development and wanted to get back to you with some more information on the recently approved application. ADC Westridge, LP (the applicant) originally applied for 9% Housing Tax Credits (HTC) on 2/27/15 as a 93 unit development comprised of 80 low income units and 13 market rate units. When the 9% HTC application log was posted soon after that, it was determined that the application would not be competitive and was very unlikely to receive an allocation of 9% HTC. Realizing that, the applicant revised the 9% HTC application so that the only Department source of funding they were applying for were HOME funds and submitted the application for HOME funds on 3/31/15. The HOME application submitted on 3/31/15 significantly changed the financing structure from what was presented in the 9% HTC application as well as the development size – increasing the total number of units to 132 while reducing the number of low income units to 56 (the remaining 76 units will be market rate units), resulting in a truly mixed-income community.

In order to have received an award of HOME funds, it had to comply – and will have to continue to comply – with TDHCA's underwriting standards, previous participation reviews, the integrated housing rule, accessibility requirements, and a host of other state and federal requirements as HOME funds are allocated from HUD directly to TDHCA. Additionally, the site had to be properly zoned and will ultimately have to gain both environmental, site & neighborhood clearance from HUD before moving forward.

At their March meeting, the TDHCA Governing Board approved a modification to the Westridge award, which removes it from the CHDO set aside. Issues such as drainage or easements would in fact be part of the local permitting process, and generally not matters that we would address.

There has been ongoing research, protests, town hall meetings, petitions signed and communication with the TDHCA, P.U.C, S.O.A.H, HUD, Our State Representatives and other government agencies by the homeowners/ taxpayers in our surrounding communities for the past 18 months due to the un-ethical and un-cooperative behavior of Terri Anderson and her company.

Consequently, I am providing a list of on-going concerns, complaints, protests, issues and violations put together by our surrounding homeowners and communities:

“Project is proposed to go on a site where the infrastructure and integrity of the land and TWO LANE roadway (which can't be widened) is questioned.

“There is a storage facility on the East Side, Montessori on the West Side and a Recreational storage facility being built on the Southside. It is like trying to park 3 cars in a 2 car garage. There is very little space to cram a 132 unit, 4 story complex with 300 parking spaces into an area with all of the amenities she is promising: per Ms. Anderson: Class A design and Class A amenities (swimming pool, tot lot, BBQ areas, covered patio, business center, fully equipped exercise room, etc.) are complemented with tenant services to support tenant needs (notary public, homebuyer training, credit training, nutrition training, etc.).”

“A 4 story building will impede on the privacy of all homeowners on the North Side of Westridge”

“Traffic is already congested on our TWO LANE road and adding possibly 150-200 cars daily to that road will cause major congestion, not to mention 18-24 months of construction vehicles traveling on that road daily. The McKinney city engineer has NO TRUCK signs posted on that 2 lane stretch of road, yet trucks continue to turn on Westridge off Custer daily creating undue wear and tear and

congestion to the roadway. I personally have seen 3 trucks almost run over the fire hydrant on the NW corner of Custer and Westridge”

“Based on research and environmental sources in the City of Frisco, the plot of land possibly sits in a riparian corridor (an ecosystem that includes the stream channel, floodplain, and transitional upland fringe and plays important roles in water supply, reduction of floodwater and recreational landscaping).”

“No easements, no water, no electric and no utilities have been awarded and/ or provided, yet the Developer is moving full speed ahead on the project and has no plans to slow down. We were informed that she told those closest to her that she thinks the PUC will force one of the cities to cave in. They won’t make her stop the development if she has moved so far ahead. This is downright slanderous.”

“When development began, the company was caught trying to splice their meter into McKinney’s electrical lines”

“When development began, the company was caught on 4 different occasions using a Frisco water meter to steal water from McKinney fire hydrants. The City of McKinney is currently pursuing legal action”

“There is no public transportation anywhere in sight that would allow the low income families without vehicles to travel to their destinations”

“The owner of the land that was sold to Anderson (Kerseva), who also owns the Montessori directly west of the property, has been closely involved in illegally providing water and electric to the developers. Kerseva also filed a complaint with the PUC, which should no longer involve them after the sale of the land”

“Frisco has never denied water to the developer. They just want her to pay the cost to bring a line in and obtain the necessary permits, licenses and easements. The problem is she is unable to obtain easements from homeowners and businesses and without easements, there is no water or power source. Collin County has not provided her a permit to build, based on lack of utilities, yet she continues to move forward.”

“I, Craig Deputy, have tried to contact Ms. Anderson on 10 different occasions by e-mail and phone calls. She has only responded to me once by e-mail and once by phone. When she found out who I was on the phone, she hung up and I couldn’t reach her again. She has failed to build a relationship with surrounding communities although we have reached out and asked her to attend our town hall meetings and HOA meetings. If you have a vested interest in the entire community you will reach out to residents in the area. We spoke with one of her contractors and they said that Terri Anderson doesn’t even speak to them.”

"The owners of these lots have been made aware for a while that they would have to get easements for utilities. Several buyers were denied and many backed out for those reasons. She shouldn't be allowed something when others were not."

"The City Councilman for our district, Chuck Branch, and the City Developer, Michael Quint, of McKinney, understand that this location is not zoned or suited for this type of development and have declined access to utilities. There is a fear that this development will create more bad than good."

"We believe the developer has been dishonest with local and state government agencies to secure her loans and has blatantly attempted to circumvent the law and the system by illegally tapping into city water lines."

"As taxpayers and homeowners in Collin County, we expect our tax dollars and government spending to be handled in a diligent and fair manner and with this project, we feel there has been mishandling and misappropriation of funds."

"She has started construction without any easements for utilities. How will she be able to provide for the residents, get insurance for improvements? She will have to leave the residents of the Villas high and dry. She will build, fill, and walk away. This is the sad result for the majority of this type of dwelling."

"Emergency service access would be severely delayed with this being county land and not city land creating safety and security issues."

"If this development was submitted to any city there would have been a flood study since a portion of the property is in a designated FEMA flood hazard area. We don't recall seeing anything about how her development is impacting the floodplain. Most cities don't allow any rise in the base flood elevation due to development. Also, how is she mitigating the additional impervious area she's creating? The neighboring properties don't want to get flooded from this development."

"Even with all our concerns, protests and requests, the TDHCA did not send staff to visually inspect the proposed development site because they felt there were no undesirable neighborhood characteristics (high poverty rate, high rate of violent crime, environmentally hazardous conditions) in the area around the site, which we felt was completely untrue. We felt the environmental conditions definitely provide for serious hazards in the future."

"TDHCA board members seemed to ignore HUD rules and gave Terri Anderson's Community Housing Development Organization ("CHDO") a \$4M HOME "award" even though HUD has rules against her CHDO and her Development company having the same people (Terri Anderson) own and control both "organizations:

The TDHCA would go against HUD rules on financing her Westridge Villas project. You can read the TDHCA recommendations to give her the \$4M here:

<http://www.tdhca.state.tx.us/board/meetings.htm> (look at 3/31 meeting Board Book Supplement) and you can watch it happen here:

<http://tlchouse.granicus.com/MediaPlayer.php...> (Fast Forward to 3:57:00 in the 4 hour video). If TDCHA had not given her the \$4M."loan," she would have had to redo her previously underwritten FHA loan and her contract on the land purchase would have expired. My understanding is that the Westridge Villas development will effectively be 100% financed between the HOME loan (used as her "down payment") and the FHA loan. I could be wrong here, but what TDHCA did is all too suspicious in my opinion."

"She has changed the # of units and the distribution of how many units there will be for each type of resident (priced at market value vs lower rates due to different assistance programs). We read about her changing the amount of the cost of materials and such due to using potentially "lower" grade materials and making cuts- I believe this included parking and fencing and things of that nature as well."

"This development is workforce housing, per Ms. Anderson, to help Firemen, Police, Teachers, and Veterans per Ms. Anderson". The H.U.D low income requirements are for a single person are \$33750. A first year teacher in the City of Frisco salary is \$47500. A first year Firefighter for the City of Frisco \$49556. First year Police Officer for the City of Frisco \$49556. A 100% single Disabled Military Veteran \$34882 a year. NONE OF THE ABOVE QUALIFY!

"We want to make sure every legal process for every code enforcement, permit, & inspection has been followed & all the legal documentation has been fully monitored correctly & fully disclosed? Has a full investigation of the company for any ethics violations, a demand for a full audit to ensure tax funds are being ethically & honestly used & the same for all contractors involved. Why would a developer continue to spend large amounts of money and already cut a trench in the ground for water prior to being approved and given permission to tap into water without some sort of insider information that would give her knowledge of the ability to move forward? She is moving forward as if she has already been approved. Seems a little fishy"

"This project seems to be based on the premise of providing residential accommodation to economically challenged persons. The proposed site is an island that neither belongs to McKinney nor Frisco. Those who may benefit could in reality be short changed as they will not have resources of any of the two cities. This project deals with real people and their daily needs. Why build a housing project that has an uncertain future and may push the future residents to another harsh path in the garb of helping their housing situation."

"There are major concerns about our schools and the effect it will have on these: Overcrowding, more kids in a classroom, safety, security and rezoning."

IMPACT ON SCHOOLS

The posted student-to-teacher ratio in FISD is 15:1, however class sizes are as close to **22:1** in grades K-4. In grades 5-12, the class size is maintained as close to **25-28:1** as possible. **Classrooms are already over capacity!** <http://www.friscoisd.org/ly/about/>

Schools Impacted by Proposed Apartments (As of the 2016/17 school year)

<http://www.friscoisd.org/docs/default-source/attendance-zones/attendance-zones-by-subdivisions-2015-16.pdf?sfvrsn=2>

October 1, 2016 Student Census

<i>SCHOOL</i>	<i>TOTAL</i>	<i>CAPACITY</i>
Ashley Elementary	850	760
Mooneyham Elementary	787	760
Norris Elementary		760
Scott Elementary	650	760
Sem Elementary	650	760
Sonntag Elementary	710	760
Tadlock Elementary	730	760
Roach Middle School	980	1000
Maus Middle School	915	1000
Heritage High School	1854	2100

Other schools in FISD are at much lower levels and would not be impacted as much. Simply re-drawing the lines is not enough. <http://www.friscoisd.org/ly/admin/docs/153111151012.pdf>

Approved New Home Construction Closest to Proposed Project within Frisco ISD That Will Impact the Previously Mentioned Schools

Heights at Westridge Phase 7 – 106 new homes Heights at Westridge Phase 8 – 19 new homes
Reserve at Westridge Phase 9 – 32 new homes Trail Point at Westridge – 89 new homes

This is a total of 246 homes.

The developer filed documents stating they want to build a four story 140 unit complex. There could potentially be 180-280 children residing at these apartments. Add that to the potential population with the new three to five bedroom single family homes will bring in and our schools will be pushing capacity levels very quickly.

Here is a letter I received from Ms. Anderson in April of 2015 that outlined her project, that we feel grossly misrepresents what her ultimate plan will be. We have included our rebuttal:

Good afternoon Mr. Deputy,

The property is a great location offering excellent schools, community amenities, and services (grocery stores, pharmacy, bank, restaurants, churches, gas station, etc.) within one mile of the site. The new Toyota plant and Nebraska Furniture Mart create increased demand for diverse housing options in a market that already has limited choices for those families currently living here (or would like to move here) and earning approximately \$45,000 or less per year in the surrounding area. Although it is not a requirement, the property has been redesigned from 140 units down to 93 units to meet the City of Frisco's MF-19 zoning requirements, as proposed to consider support for the development. We are confident our design complements the surrounding uses, and exceeds all building standards for structure, accessibility, and design. The single family homes are divided by a proposed four-lane roadway. The majority of the property is not in the floodplain; the tiny portion that is will not contain any structures and meet all FEMA and HUD requirements.

The Toyota plant and Furniture mart are 12-15 miles from the proposed site. There are alternative housing options for those employees that would prevent the possible issues at the proposed site. The development is no longer 93 units but 132-140 units with 300 parking spaces which has greatly affected zoning requirements. The property does sit in a floodplain and will surely effect surrounding business if built. It is not a 4 lane roadway. It will be constructed next to a 2 lane roadway that can't be widened and will not have sidewalks.

In conclusion, we know that it is the PUCT mission to protect Texas constituents and promote high quality infrastructure, thus, as citizens, taxpayers and homeowners of the great state of Texas and the United States of America, we have the constitutional right to voice our opinions and for our concerns to be heard and addressed if we feel threatened in any way, the right to fight and defend our freedoms, and the right to due process based on the facts provided.

There are currently thousands of homeowners that will be directly affected by this proposed development and we want to make it perfectly clear that our resistance has NOTHING AT ALL to do with Race, Sex, Religion, Culture or Discrimination of any kind.

This has everything to do with moral, ethical and safety standards of City, State & Federal governing bodies that protect the general public.

We were assured by the TDHCA and HUD that unless Anderson Development secured water and power utilities for the project, which they currently have NOT, that the project would not be cleared and that the loan would not be approved, yet, we sit here today with the project moving ahead.

Collin County officials have not approved the necessary licenses and permits to build, yet, she continues to work on the property.

Although Anderson Developers received a loan from the TDHCA, that doesn't mean anyone should be bullied, manipulated or feel obligated to approve the project. There are too many factors that put this community at risk.

I am attaching our protest document along with pages and pages of hand signed petitions, as well as, a series of photos documenting the hazards, violations, safety issues and risky conditions from the surrounding communities who want their voices to be heard. Thank you for your consideration in this manner.

Best Regards,

Craig Deputy

Eagles Nest H.O.A

Vice President

Westridge Community Liaison

702.353.3688

I wanted to share with everyone the response I got from the developer. I sent a letter to her regarding the project about our concerns and frustrations wanting to know why she chose this specific location.

Good afternoon Mr. Deputy,

Thank you for your inquiry. Please see my responses below:

1. The property is a great infill location offering excellent schools, community amenities, infrastructure, and services (grocery stores, pharmacy, bank, restaurants, churches, gas station, etc.) within one mile of the site. The new Toyota plant and Nebraska Furniture Mart create increased demand for diverse housing options in a market that already has limited choices for those families currently living here (or would like to move here) and earning approximately \$45,000 or less per year in the surrounding area. Although it is not a requirement, the property has been redesigned from 140 units down to 93 units to meet the City of Frisco's MF-19 zoning requirements, as proposed to consider support for the development. We are confident our design complements the surrounding uses, and exceeds all building standards for structure, accessibility, and design. Additionally, the Class A design and Class A amenities (swimming pool, tot lot, BBQ areas, covered patio, business center, fully equipped exercise room, etc.) are complemented with tenant services to support tenant needs (notary public, homebuyer training, credit training, nutrition training, etc.). The site is immediately adjacent to a storage facility and day care center. The single family homes are divided by a proposed four-lane roadway. The majority of the property is not in the floodplain; the tiny portion that is will not contain any structures and meet all FEMA and HUD requirements.

2. Fisd was notified of the proposed development in January, 2015 along with all city, county, and state elected officials.

3. Anderson Development & Construction, LLC is not the developer in McKinney, nor has it been involved in any lawsuit.

4. The listing broker sold me the property I own in Carrollton, and let me know this parcel was available in the Frisco ETJ. The site was chosen for all of the same reasons each homeowner you represent has chosen to buy in this area: excellent schools, mature infrastructure, and a wonderful community. The land use is permitted, and diligent review of the market indicates an expanding need in the area for the proposed affordable and market rate rental housing.

As I indicated above, the new Toyota plant and Nebraska Furniture Mart create increased demand for diverse housing options in a market that already has limited choices for those families living in the community earning 60% or less of the Area Median Income. Additionally, many city employees, recent college graduates, single parents, and retirees currently living in Frisco can benefit from these homes allowing them more disposable income to spend helping grow the economy.

West Ridge Villas is a private development financed with private equity and private debt. It is not public housing, Section 8 housing, or government housing. West Ridge Villas is workforce housing. Families should have broad opportunities to live, work and grow in all neighborhoods, not just low income neighborhoods. West Ridge Villas will provide that opportunity. All residents will be screened to meet established credit, income, and criminal check criteria while meeting Fair Housing Act requirements.

I hope this information is helpful. Although we may not be able to earn your support, we hope it helps educate you on what affordable housing is and the vast need to provide it.

Have a blessed day and stay warm!

Sincerely,
Terri L. Anderson, President
Anderson Development & Construction, LLC

Angela Kachel "All residents will be screened"? Or only the primary applicant? And I will bite my tongue on all the other bull**** I am reading

Angela Kachel Ok, one more thing...isn't Nebraska furniture Mart being built in The Colony??

Kelli Levacy Josey I do not understand how there will be all of the apartments and all of the amenities plus parking in that small space!

Angela Kachel Kelli - and none of that property will be in the flood plain...

Christina Navarro Biting my tongue, but I feel this guy is full of it....

Stacey Kramer Balser 1. Take a West Ridge out of the name, it is NOT part of the West Ridge HOA and there already is a Villas at West Ridge

2. Will every single person living in the apartment be screened?...See More

Amanda Parson What a bunch of BS!

Aurelia Santolla Kieffer Thank you for sharing! I'm biting my tongue also.

Tavis Gant Again; why is it or responsibility to carry people who can't afford it? We've worked our tails off to develop skills that are in demand to get jobs that allow us to pay for the schools and amenities we have and the government wants to just hand it to others who haven't.

Rachel Bainbridge Families of how many earning \$45,000/year? I take offense to the fact that this is "work force" housing, or as she stated, teachers, firemen, etc. I am a teacher & even if I were a single mom I would not fit this criteria!

Christina Navarro Tavis I agree 100%!! I'm sorry they can't afford to live here, but we've earned this! I don't care about so called screenings and background checks. We pay good money to keep our kids in safe areas, and although the people moving in may not be bad, the people who come to visit may be. Sorry to sound harsh, but there are plenty of other affordable housing options.

Kelli Levacy Josey I do not care if they are \$5000 a month and no requirements to live there. The fact is there is no room, the street is only 2 lanes, the schools are at capacity and an apartment complex does not belong there with the surrounding structures. The land is too small to accommodate what they are proposing!

Angela Kachel I thought her comment at the city council meeting when they asked her if she had contacted Fisd for their input and she said "NO"? Did I misunderstand her answer? And that was NOT January.

Angela Kachel Mine too Betty! I filled out the form online with each of their links to their email 🐼

CraigandEunice Deputy That's not good. Those e-mails were given to me by their chiefs of staff. Sorry. Hopefully we can still reach them!!

Jason Weiner It'd be nice if we could find anything to refute her claims about Westridge being widened and FISD being notified in January. Not sure how that could be done before Tuesday though.

Betty Hodge-Robinson I agree and thank Craig for sharing this response. I also agree I'm biting my tongue.

Rebecca Bourgeois Tuggle I cringe everyone I see WESTRIDGE VILLAS. also, love that she thinks it's west ridge villas.....ugh

Amie Newhouse I too call BS on the Nebraska Furniture Mart schtick. If you are building this with those workers specifically in mind, it makes no sense to build it so many miles away from the intended workplace - and those miles are along an expensive roll road, no ...See More

Michelle Peden Just a thought, this may have already been addressed, being that this is proposed to be built so close to an elementary school, i know there are laws against someone with certain felonies living close to a school. Just wondering how that will be regulated..

Erin Wells I'm shocked that someone who needs affordable housing can afford that day care. Also, how many people need storage that live in affordable housing

Amanda Parson They can afford that daycare because making 45k a year and only paying \$300 in rent gives you lots of "play money". Seriously! 45k is decent money!! You can afford many other regular apartments or rent a house on that salary. The only reason you'd need affordable housing is if you drive a Lamborghini and just can't keep up with the payments 🤖

Brooke Rodriguez No one that will qualify to live in those apts would be able to afford the daycares right there unless KKR accepts CCMS. And this is definitely not meant for teachers, if you look at the qualification incomes teachers from mckinney, frisco, allen and Plano wouldn't qualify unless they have very large families.

Brooke Rodriguez Also, regardless of the low income, this is not a good spot for apartments. Westridge is supposed to be widened, but there are no plans for that anytime soon so traffic would be more of a nightmare and it is likely those residents would struggle to get out in the morning. And the people that are moving here for Toyota and not going to qualify for these apts.

Jason Weiner I think before we get our blood pressure up any higher, we have to remember that the developer wants to make money. That's it. They don't care about us or the community. They will also say anything in order to make that money, as seen above in their comments.

Angela Kachel Apparently this was her property too, and the Dallas City council brought up good questions: Low Income Housing Tax Credit Project Review Criteria as Adopted by City Council January 23, ...See More

Thelma Sunderland Sorry... I can't bite my tongue! 1. It's not a plant Toyota is building at Legacy and 121... It's their corporate headquarters. Even so, this is not the only area their employees can live (and afford to live). Plano, Little Elm, The Colony, Lewis...See More

Tiffany Nielsen Hodson Angela - I would say a big NO to a lot of those.

Rebecca Bourgeois Tuggle Obviously her responses are going to be positive and glowing.... her money is at stake!

I'm not worried about her.... just about the city, county and housing authority

Angela Kachel And her two properties in DISD are both located under a quarter of a mile from a dart station and both got neighborhood support. I don't get her location choice here other than she got cheap property in ETJ and could care less except for padding her po...See More

Thelma Sunderland I think child care should be brought up at Tuesday's meeting. Search providers in 75070 that accept subsidies and then ask how many have openings to accommodate the number of children that will be living there?? <http://www.dfps.state.tx.us/.../ppFacilitySearchDayCare.asp>

Thelma Sunderland Believe me, I wore the backspace key out! LOL I just love how someone that doesn't know our area thinks they know what's best. UHG!!!!

Jason Weiner I know it was mentioned that the goal was to have 4-5 people bring up these key points in the Tuesday meeting. Have those people been chosen? If so, can we make sure these points get to them to speak on? I know anyone can speak, but after watching the meeting in 2010, I glazed over at everyone saying the same thing.

Jackie Hager Those who are speaking to the Council for the rest of us can pick apart her "glowing" letter point by point. Just remember to be calm and factual. The fact that she chose NOT to meet with us speaks volumes.

Amanda Parson The gas station developer met with us because he wants us to not be mad and use his gas station. This woman won't meet because she knows none of us will utilize her affordable housing and she doesn't give a crap about our opinions. 🙄

Kimberly Y. Evans @ Jason Weiner, I agree, the 2010 meeting was not as effective as we would like our meetings to be. The speakers have volunteered to speak on Tuesday and are working on the bullets points. All the speakers are also on this page and seeing these comme...See More

Nicole Humphrey Blah blah blah, uh, if they can't afford to live in frisco or mckinney that's not my fault. My husband drives an HOUR to work in the ass-crack of Irving because I REFUSE to live there. Soooo, if people are working up here and complaining that they can't live here too, tough freaking balls. What a BS statement!

Tavis Gant Nicole, I live up here and drive to Irving as well so I can relate

Amie Newhouse Kimberly Y. Evans please pass on to whoever is addressing the council in their speech regarding the intended resident of the complex as being "workforce like police, firefighters, teachers" (or whatever the developer called them) that the salaries of a...See More

Amie Newhouse ... unless we're talking about a first year teacher who's a single mother of like six kids with no child support. Then she might qualify after all, and God bless her for it! wink emoticon;))

Kimberly Y. Evans @ Amie Newhouse, thank you for sharing and yes we will make sure all points are covered. We want to make sure the facts are true and accurate so the City Council can make an informed decision.

Amie Newhouse Ugh. Forgive me. Now I feel like I really need to explain that I wasn't saying that as another way of supporting the "we hate low income housing argument". I was pointing that out as in, "Dear City Council, lets not do business with this developer, because this developer didn't do their homework and just assumed they'd slide right in here because no one would bother to fact check them"

Kimberly Y. Evans Amie I knew what you meant and it is a valid point for the income qualifications. smile emoticon:-)

Kara McElhone Harvey Has anyone or has the question been asked as to how OFTEN residents are background checked? Because statuses change.

Tami Rowe PLEASE pick this letter apart at the meeting! The childcare point is a HUGE win for us! Also, if someone could get an approximate distance to the Nebraska Furniture Mart and Toyota Corporate Headquarters, along with the fact that NO public transit is a...See More

Stacey Kramer Balser Also regarding FISD, no study was done on impact of the schools until AFTER purchase correct? She only advised them on Jan 15th.

Brooke Rodriguez Has a study even been done? Because I would like to see the results of that if so.

Peter Mulford Obviously this woman has no clue that it is Toyota's North American HQ and not a plant that is moving here.

Thelma Sunderland That, the continued reference to Nebraska Furniture Mart, and her reference to child care close-by makes me question her knowledge of our community. I'd suggest finding out the actual costs of the day care and Montessori school that's on Westridge and including it in the presentation to the council.

Angela Kachel After reading over her 2 DISD properties which the Dallas city council approved, after they initially gave her to go ahead to build she then went back and requested that cheaper materials could be used. We need to make sure that if this does go through that this doesn't happen.

Aurelia Santolla Kieffer That is what I thought. I wish we could get the owner to voluntarily get the property annexed.

Deidrea Johnson Laux Jason Weiner - those who are speaking at city council on Tuesday are meeting this afternoon to thoroughly examine all the points and put together factual information in order to appropriately represent the community concerns. Thank you to everyone for all your suggestions, information and links. Your prayers and encouragement are also much appreciated.

Aurelia Santolla Kieffer Deidrea Johnson Laux, you have them and know we appreciate all that the committee is doing because I know the time involved.

Judy Wilson Does anyone else have concerns about the fact that this development will be adding another swimming pool, lawn and people who will be further depleting our water supply during the drought period that we are in?

Mike Prentice I think there might be a misunderstanding of what she is saying or implying. I do not see how assisted living housing can overall afford a pool, day care or any of the amenities she is referring to. Sure a BBQ and a cover are not too expensive. It d...See More

Thelma Sunderland The amenities make it sound like an upscale hotel or resort. I wish we had a Class A workout facility and playgrounds in my community! The pools in the surrounding neighborhoods are for the HOA communities, not general use. I don't think she's as fi...See More

Thelma Sunderland's photo.

Rebecca Bourgeois Tuggle 260 parking for 93 units?! That'd kind of ridiculous

Thelma Sunderland Probably not adjusted from the 140 unit plan.

Bill Woodard These are the parking requirements for MF. " Two (2) spaces for one (1) and two (2) bedroom units, plus one (1) additional space for each additional bedroom" Based on that she would be required to have 165 spaces. Overparking (ie more spaces than required) by some amount isn't unusual. I'd have to look into it being 100 spaces more than required, but on the surface the appears to be high.

Mike Prentice I guess I wish knew about such places when I was broke and having roommates to pay for rent. The subsidies they are proving and to have playground and pool and all that other stuff. Seems almost too good to be true.

Angela Kachel Just wondering, is this going to be gated? Didn't see that in the plans, but never know since it will offer everything else. ☹️ I don't want to hear that gate slamming all the time if that is the case.

Robert Beauchamp This approach of teachers, firefighters, police, and yes I heard it said Military Veterans being aided by this development is a bunch of bull! I am a service connected disabled veteran and live on my retirement a fixed income, my girlfriend is a McKinn...See More

Thelma Sunderland I just sold a home to a 100% disabled veteran. No other income.

Erin Wells This may have already been brought up, but if its private funding why does she need million plus in tax breaks. that now makes it not private bc my tax dollars are going into it..no?

Mike Prentice They need the tax breaks as I believe that is how they are "paying" for the apartment cost reduction. So the apartments are really say \$1,000 a month. But they are going to rent them to lesser income folks at a discount. That discount is returned to them in terms of tax credits and such. So they are not losing money to having lower prices for housing. I could be wrong but I think that is how it

The credits' complexity ensures they're not well understood outside real estate circles

Judy Wilson So Laurie, why do you think it may affect your property value? I missed that in your post.

Laurie Mensch I think that because, unfortunately, that is how society works.

Tami Rowe Supply and demand. People don't want to live next to low income housing. Homeowners want to sell, but there are no buyers, they are forced to lower their prices. Houses that sell for less change the comps for the area.

Nicole Humphrey I don't care who you are, unless you ARE low income, you don't want to live near low income. Basic economics.

Amanda Parson I don't think anyone is implying that "low income earners" are bad people. If 45K and less is "low income" then I would qualify. I however, would never choose to apply for any type of

Laurie Mensch Wow. I've read up and down this page, and some of it is just so sad to read. I joined this group for factual information about the development and to show my support for the legitimate reasons the community is against it. Instead I see so many opini...See More

Jason Weiner Laurie, I believe the group has both fact and opinion, some useful, some not, but I wouldn't condemn the whole group. The facts are what will be presented tonight to the council, while this group is a bit of venting of frustration.

Angela Kachel The city council member already stated she was trying to add to her portfolio, so obviously she is making money, she isn't in this business for nothing. Sorry you are leaving the group Laurie, I hope you had a chance to read through all the threads and all the attachments to get the full scope of what most people are concerned about.

Robert Beauchamp Interesting fact the developer and the City of Frisco were quoted by the Dallas Morning New as saying "this development is to help Firemen, Police, Teachers, and Veterans". The HUD low income requirements are for a single person are \$33750. A first yea...See More

Amie Newhouse Robert Beauchamp thank you!!! I have said this over and over and over until I'm tired of saying it! Those are publicly reported figures (nothing like having my salary out there on the www). How is this not a bigger deal?!?!?!?

Jason Weiner I can't speak for everyone, but I'm not concerned about traffic congestion and school overcrowding in Dubai or Nigeria. I'm concerned with where I live.

Gina-Marie Cesare Harrison Jennifer Glassburn Usman, I am a bit confused as to why you are a member of this group if this issue is so "small". The title of this group has the word "oppose" in it.

Brooke Rodriguez Again though Jennifer, if you don't oppose this then you are welcome to not be a part of the group.

Nicole Humphrey Owning a home with a lower "value" and living in section 8 / designated low income housing are two VERY different things.

Nicole Humphrey I think 99.9% of us are opposed to ANY apartment complex being built there

Jason Weiner Sadly, that has been the argument of everyone for this development. "We are only concerned with the people, and not facts". Yet when facts are given as to why this development is a bad idea those same people disappear. I believe those people are referred to as Internet trolls.

Jennifer Glassburn Usman Nicole Humphrey, that is a fact. I don't prefer any apartment complex. I just think it's a done deal. 🙄

Gina-Marie Cesare Harrison Jennifer Glassburn Usman, the rent could be \$10,000/ month. Drs, lawyers etc. could live there. Still OPPOSED.

Kara McElhone Harvey I personally don't care either way about the "people". I have been here since 2003 and we have renters and home owners whose own behavior and "records" etc. are not the best either. I care about our schools being overcrowded and the traffic. While it w...See More

Kelli Levacy Josey I do not want an apartment complex stuck in the middle of the neighborhood. Like I stated I do not care if they are \$5000 a month. There is only a 2 lane road & school over crowding. I live in one of the "ugly, low roof houses" someone said earlier. I...See More

Tami Rowe I like that she calls herself the "President" of her one person company. I'm the President of my house too. smile emoticon:) smile emoticon:) smile emoticon:)

Melissa McCandless Matkoff I live in the "ugly, low roof houses" too & there is a big difference between our ugly low roof cheaper house than a low income apartment. It's called being a homeowner! My ugly low roof house may not be as big as others but we own it & pay property ta...See More

Misty Velarde McLeroy Where is the proposed 4 lane road?

Jennifer Minuche So it's not section 8 and it's for college grads ☹