

RESOLUTION NO. 2020-10-799

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, PROVIDING FOR A DECLARATION OF NO OBJECTION TO THE PROPOSED SENIOR HOUSING IN ANNA; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Anna Senior Living, LP has proposed a development of 185 units for senior rental housing on approximately 7.9 +/- acres of land located approximately the northwest corner of Florence Way and E Finley Blvd, City of Anna, Collin County, Texas, to be commonly known as Gardens of Anna ("Senior Project"); and

**WHEREAS**, Anna Senior Living, LP ("Applicant") has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for Housing Tax Credits for the Senior Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THAT:**

**SECTION 1.** Notice has been provided by Applicant to the City Council of the City of Anna in accordance with Texas Government Code, § 2306.67071(a).

**SECTION 2.** The City Council of the City of Anna has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the Senior Project.

**SECTION 3.** The City Council of the City of Anna has held a hearing on October 13, 2020 at which public comment was allowed be made on the application for the Senior Project in accordance with Texas Government Code § 2306.67071(b).

**SECTION 4.** After due consideration of the information provided by the Applicant and public comment, the City Council of the City of Anna does not object to the proposed TDHCA application for the Senior Project.

**SECTION 5.** The City Secretary of the City of Anna is hereby authorized, empowered, and directed to certify this resolution to the TDHCA and the Applicant may submit said certified resolution to TDHCA.

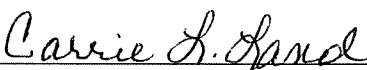
**CONSIDERED, PASSED AND ADOPTED** by the City Council of the City of Anna at a regular meeting on the 13th day of October, 2020 at which a quorum was present, and for which due notice was given pursuant to Government Code, Chapter 551.

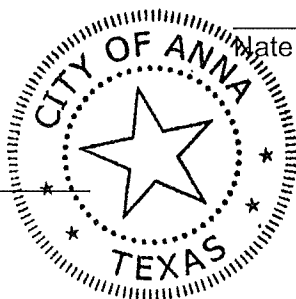
APPROVED:



Nate Pike, Mayor

ATTEST:

  
Carrie L. Land, City Secretary





# INDEPENDENT SENIOR LIVING

AFFORDABLE RESIDENTIAL DEVELOPMENT



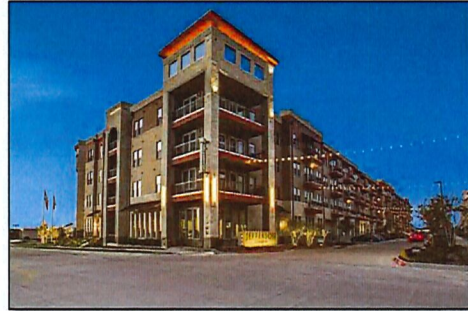
## ABOUT JPI

A COMPANY OVERVIEW

- Headquartered in Dallas-Fort Worth, with over **30 years** of development, construction and investment management experience.
- A fully integrated team of professionals in specialized fields: **Development, Acquisitions, Construction, Asset Management, Finance/Accounting and Project Capitalization.**
- A development and acquisition history of over **330 projects** consisting of over **98,000 homes** located in **140 cities** covering **27 States** and Canada, valued at over **\$13.2 billion**.
- Currently **30 communities** under various phases of development, consisting of over **10,000 homes** located in **17 different cities** at a value of over **\$3 Billion**.
- In DFW, JPI has developed **51** apartment communities totaling **20,122 homes**.



# 2020 PORTFOLIO RESUME









## CONCEPT SITE PLAN





## HIGHEST QUALITY IN THE INDUSTRY

- **CLASS A CONSTRUCTION**

- High percentage of masonry on the exterior
- Articulation and variation of materials in the elevations in order to create architectural interest. Not flat walls along exterior elevations
- 9' ceilings
- Granite countertops & Energy efficient appliances
- Upgraded cabinetry in the units
- Vinyl Plank (wood look) flooring instead of carpeting in the units living and dining rooms
- Upgraded and high-end fixtures

- **RESORT STYLE AMENITY PACKAGE: *Consistent with the nicest Class A rental communities in DFW***

- Fully gated community
- Common area Wi-Fi
- Resort Style Pool
- Fully appointed clubhouse with...
  - Fitness Center
  - Business Center
  - Club Event Room
  - Common Area
- Playground and barbeque picnic areas
- CARES Team onsite social coordinators



# COMMUNITY

REDEFINING THE  
RESIDENT EXPERIENCE

caresprogram.org

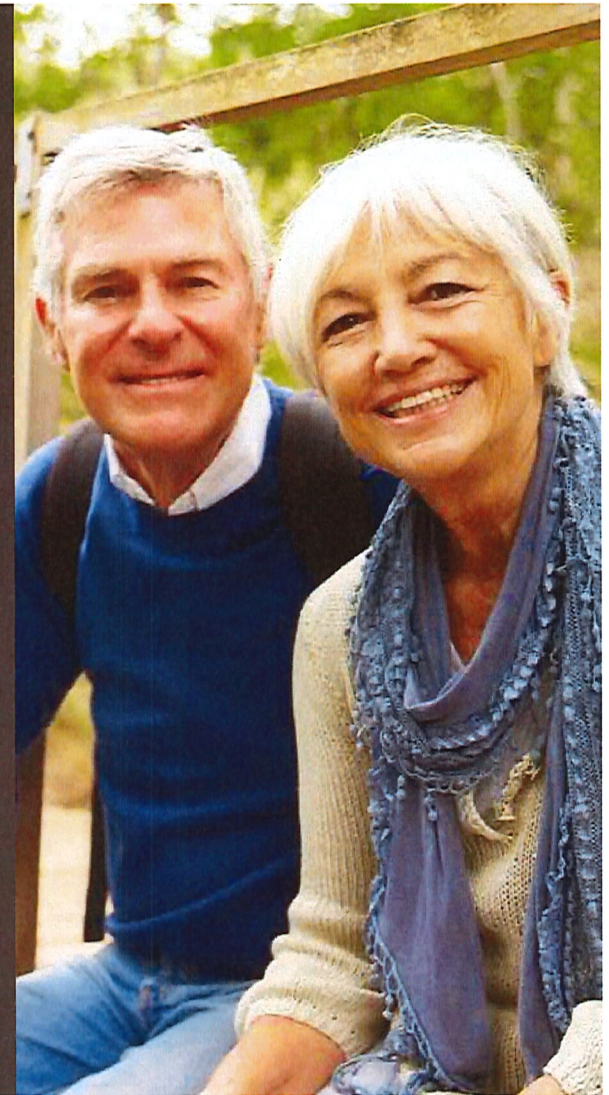


A national owner-manager  
of communities with  
CARES has consistently  
outperformed the non-  
CARES communities by  
**5-6 percentage points.**

Data from portfolio analysis done by Greystar  
on properties with CARES

Communities with CARES  
showed an average increase  
of **18.2 percent in their  
online reputation ratings.**

Data from a six month pilot with 18 CARES  
communities











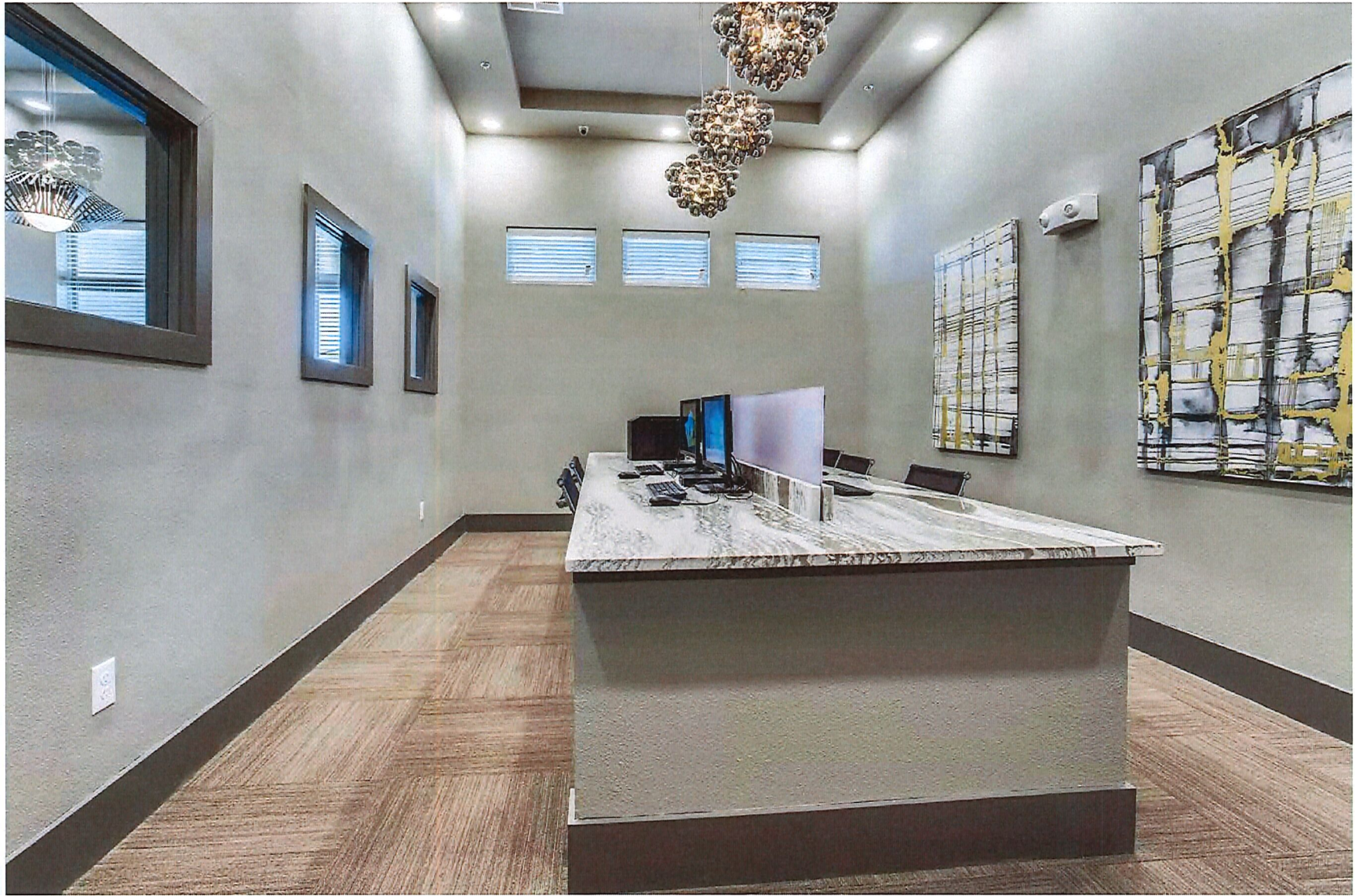




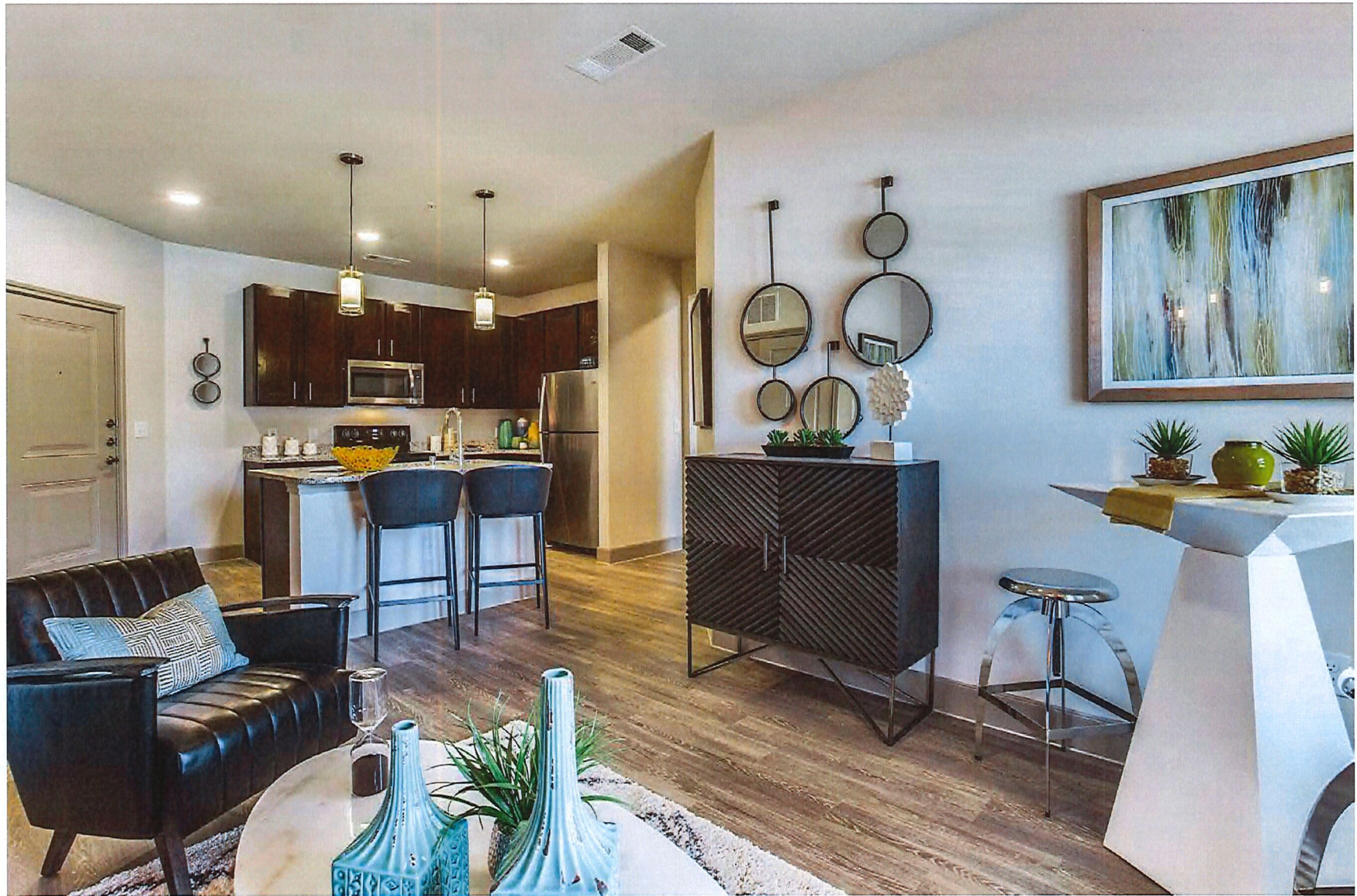




























THANK YOU

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