



LOW INCOME HOUSING TAX  
CREDIT REQUEST FOR SUPPORT:  
RST THE MADELYN, LP

RS-26-037

February 17, 2026

# Background

- The Low-Income housing Tax Credit (LIHTC) program was created by the Tax Reform Act of 1986, under Internal Revenue Code, 26 U.S.C. § 42.
  - It is a federally-funded financing program to develop affordable rental housing leveraging private capital towards development of affordable rental housing for low to moderate-income households.
  - An annual tax credit is granted in exchange for equity in the development of affordable housing.
  - Each state receives a per capita allocation.
  - States then allocate the tax credits based on each states created qualified allocation plan.

# Background

- Texas Department of Housing & Community Affairs administers the program on behalf of the state of Texas.
- Each development has a minimum 15-year tax credit compliance period.
- Units must remain affordable to persons with incomes at or below 60% of the area median income.

# Current Inventory of LIHTC Communities

4

Community Name	Number of Units
Village at Fox Creek	128
The Veranda at Twin Creek (Senior)	88
Stone Ranch Apartment Homes (Senior)	129
Killeen Ridge Point	172
Tremont Apartment Homes (Senior)	112
Westwind Apartments	110
Hyde Estates (KHA-RAD)	76
Villas at Robinett	104
HighView Place (KHA-RAD)	70
Avanti Legacy Parkview (Senior)	108
Avenue Heights	70
Avanti Legacy Westwood (Senior)	105 (Under construction)

# Proposed Tax Credit Development in Killeen

Development Name	Location	Population Served	# of housing units	Projected Cost of Development
The Madelyn, LP	5100 Block of Desert Willow Dr., 76549	Senior	80	\$19.16 million

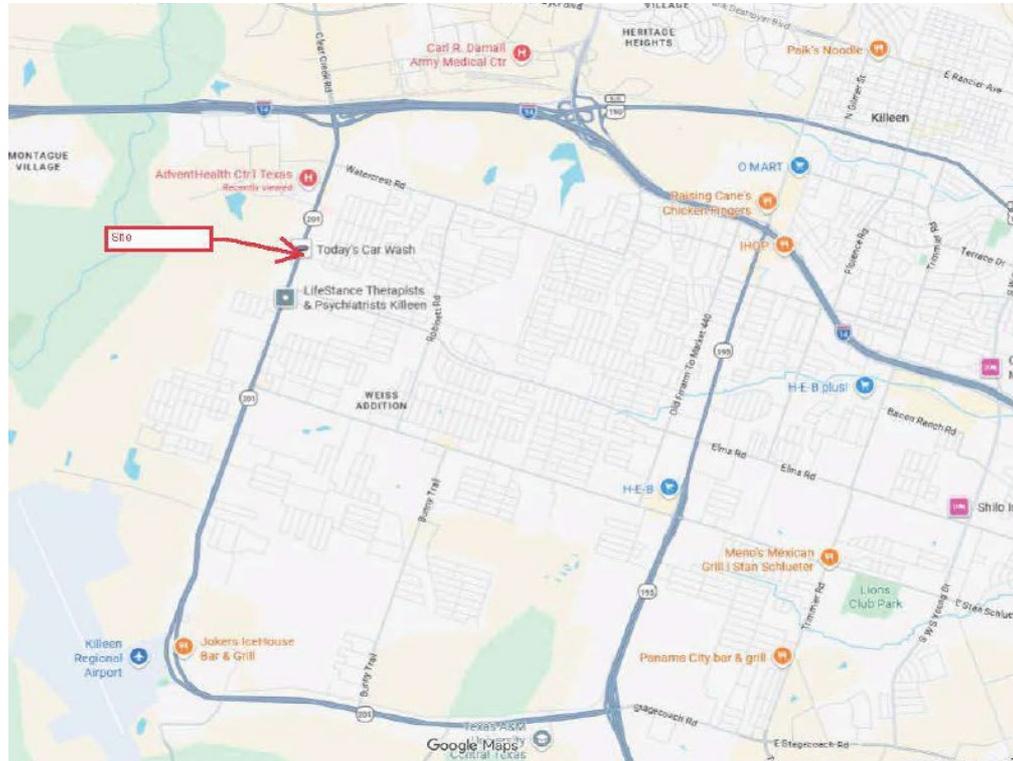
# The Madelyn Senior Community

6

- 80 apartment homes providing senior housing.
  - ▣ Single, 3 story building on 4.5 acres.
- Centralized clubhouse with great room, activity areas & kitchen.
- Park-like amenities for outdoor engagement.
- Perimeter fencing with limited access to enhance security.
- “Neighbor Friendly” site layout (detention near SF homes).
- Close to Advent Health, grocery, pharmacy, coffee, & other amenities on Clear Creek Road (Walking distance to Walmart < .10 mile).

# Location of Development 5100 Block of Desert Willow Dr.

7



# Conceptual Site Plan

**SITE DATA**

SITE ACREAGE 4.4 ACRES  
 UNIT COUNT 80 UNITS  
 UNITS PER ACRE 18.1

**SITE AMENITIES**

SENIOR LIVING  
 BALCONIES  
 CLUBHOUSE  
 DOG PARK  
 POOL  
 PERIMETER FENCE  
 SECURE ACCESS VIA GATE

**BUILDING KEY**

## ← BUILDING NUMBER  
 XX ← BUILDING TYPE

**PARKING TABULATION**

PARKING REQUIRED: 1 2/3 SPACE PER DWELLING UNIT 133.33  
 1 2/3 SPACE PER DWELLING UNIT (1 2/3 x80) 133.33  
 TOTAL 134

**PARKING PROVIDED:**

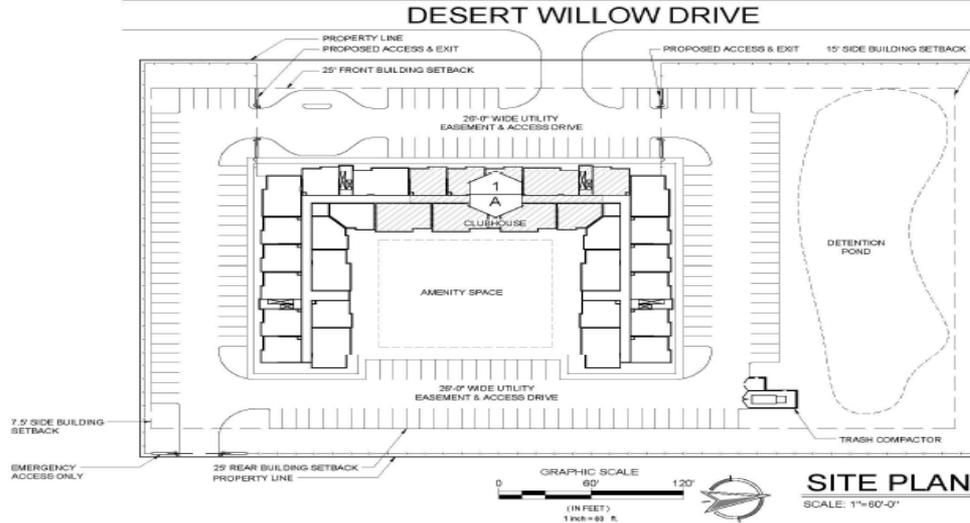
TOTAL 178  
 PARKING RATIO 2.2 / UNIT

**BUILDING TABULATION**

TYPE	#BLDGS	UNITS/BLDG	UNIT TYPES	BLDG. S.F.
A	1	80	A1, B1	61,260 S.F.

**UNIT TABULATION**

TYPE	#UNITS	UNIT. S.F.	TOTAL S.F.
A1	54	665 S.F.	35,910 S.F.
B1	26	975 S.F.	25,350 S.F.
<b>TOTAL</b>	<b>80</b>		<b>61,260 S.F.</b>



**SITE PLAN**  
 SCALE: 1"=60'-0"



**MADELYN SENIOR  
 LIVING**

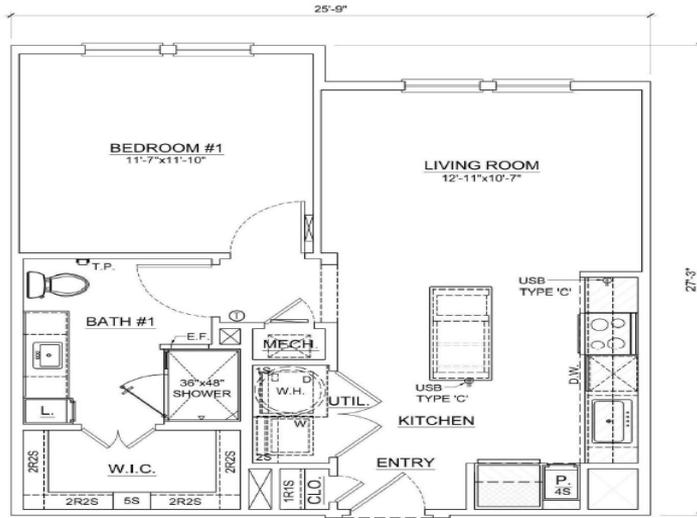
DATE: 01.23.26

**A1.0**  
 SITE PLAN  
 Copyright © 2026

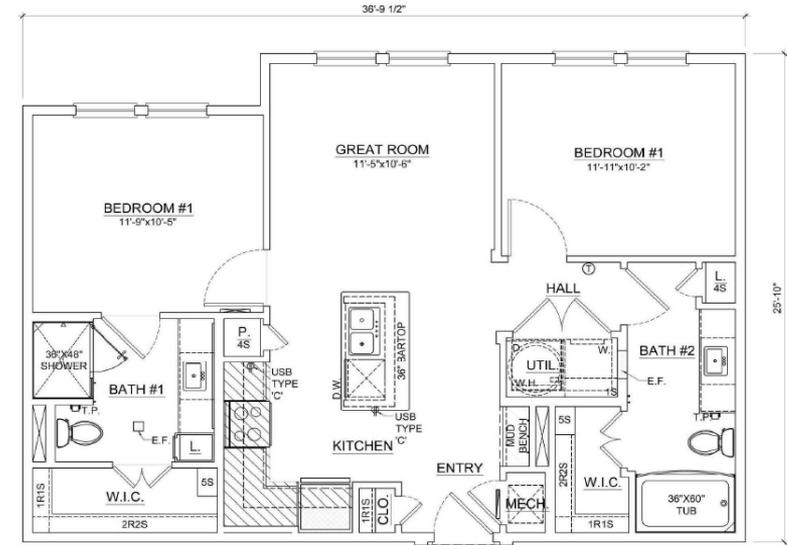
# Conceptual Unit Designs

9

## One-Bedroom Unit



## Two-Bedroom Unit



# Standard Features

10

## Unit Amenities

- ❑ Energy Star Appliances
- ❑ Showers & Oversized Tubs
- ❑ Walk-in Closets
- ❑ Coat and Linen Closets
- ❑ Pantries
- ❑ Mud Benches
- ❑ Washer/Dryer Connections

## Common Amenities

- ❑ Centralized Clubhouse
- ❑ Community Room for Entertaining
- ❑ Business Center
- ❑ Fitness Center
- ❑ Arts/Activity Room
- ❑ Dog Wash & Park
- ❑ Pool

# Proposed Tax Credit Development in Killeen

- Proposed development has requested a Resolution of Support with \$500.00 investment from the City via a waiver of development/permit fees to submit a highly competitive proposal for the award of tax credit.
- Proposed development will pay all applicable property taxes.

# Alternatives

12

- Provide a Resolution of Support without fee waiver.
- Provide a Resolution of No Objection with fee waiver.
- Provide a Resolution of No Objection without fee waiver.
- Neither support or object to the request for a resolution.

# Recommendation

- Staff recommends that City Council affirms a Resolution of Support with fee waiver in the amount \$500.00 for the proposed The Madelyn, LP Affordable Housing Development for submission to the Texas Department of Housing and Community Affairs.