

REQUEST FOR CITY OF AUSTIN RESOLUTIONS

2018 - 4% Non-Competitive Low Income Housing Tax Credits

This sheet provides a guide for developers requesting resolutions required by the Texas Department of Housing and Community Affairs for 4% Low Income Housing Tax Credit applications.

PLEASE NOTE: If you are requesting funding from the City, please complete a Rental Housing Development Assistance (RHDA) program application. The RHDA program application can be found at: <http://austintexas.gov/page/housing-application-center>.

Resolutions. Please indicate which resolutions are being requested from the City of Austin.

- ☒ Resolution of No Objection from the Local Governing Body (will be provided to all applicants completing this form and providing all attachments)
- ☐ Twice the State Average Per Capita (will be provided to all applicants completing this form and providing all attachments)
- ☐ One-Mile/Three-Year Rule
- ☐ Limitations on Developments in Certain Census Tracts
- ☐ TEFRA Approval

Please note: All resolutions being requested are subject to approval by the Austin City Council.

For the request to be considered, the following information will be required.

- 1) Please complete the attached Project Summary Form (Excel) ([see Exhibit A.1](#))
Please note that the in response to #3 Council District on the Tax Credit Project Summary Form that Council District 2 is selected, however the proposed project, Limestone Ridge Senior Apartments, is located outside the city limits. ([see Exhibit A.2](#))
- 2) A SMART Housing Certification letter
[The proposed development is located outside the Austin City Limits in Travis County.](#)
- 3) Provide a map (8 ½" x 11") indicating the property location and the distance a resident would actually have to walk on a paved surface to get to the **nearest transit stop**.
[The Exhibit B map shows the nearest Capital Metro Transit Stop for Bus Route 333 located at 7200 Salt Springs/Orleans, which is approximately 1.2 miles from the proposed development measured by the distance a resident would walk on a paved surface. \(See Exhibit B.\)](#)
- 4) Provide a **flood plain map** generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any.
[An ATXFloodPro flood plain map is provided for the two addresses that make up Limestone Ridge Senior Apartments \(6907 & 7011 McKinney Falls Pkwy.\) \(See Exhibit C\)](#)
[In addition, a FEMA Flood Insurance Rate Map \(FIRM\) and FIRMette map are also provided. The entirety of the development site is located outside any floodplain delineated either by FEMA or local jurisdiction models. \(See Exhibit D\)](#)
- 5) Provide information about the Developer's Experience and Development Background.
[See Exhibit E for a summary of the developer's experience and development background for the past 10 years. \(See Exhibit E\)](#)

Applications for S.M.A.R.T. Housing certification go through a separate review process. For more information on the [S.M.A.R.T. Housing Program](#), email Sandra Harkins, Project Coordinator, at sandra.harkins@austintexas.gov.

Requests should be submitted to Neighborhood Housing and Community Development, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Ellis Morgan. E-mail submissions are acceptable as long as they are within the size limit of the City's e-mail system for attachments (approximately 15MB). For more information, contact Ellis Morgan at 512-974-3121 or by e-mail at ellis.morgan@austintexas.gov.

I certify that, to the best of my knowledge the information provided is true and correct.

Authorized Representative



Date

7-3-18

DARIN HANSEN, V.P. OF FORWARD PLANNING

EXHIBIT A.1
PROJECT SUMMARY FORM

Tax Credit - Project Summary Form

1) Development Name

Limestone Ridge Senior Apartments

2) Development Address, City, State, Zip

6907 & 7011 McKinney Falls Parkway, Austin, Texas 78744

3) Council District (please use Dropdown box to select)

District 2 - Garza

4) Census Tract

24.32

5) Block Group

1

6) Is this a 4% or 9% Tax Credit Development? (please select)

4%

7) Is the development New Construction or Rehabilitation? (please use Dropdown box to select)

New Construction

8) Summary of Units by MFI Level

@ or below 30% MFI	
@ >30 to 50% MFI	
@ >50 to 60% MFI	225
@ >60 to 80% MFI	
@ >80 to 120% MFI	
>120% MFI	
Total Units	225

9) Project Attributes (numerical values only)

Units	Bedrooms	Bathrooms	Unit Size (sq ft)	Estimated Rent
110	1	1	715	\$ 967
115	2	2	891	\$ 1,161
225	Total Units			

Tax Credit - Project Summary Form

10) **Underserved Populations** that are greater than 5% of total unit count (please indicated with an **X** if one of the following populations will be served)

X	Persons with disabilities
X	Elderly
	Veterans
	Children aging out of foster care
	Homeless

11) **Permanent Supportive Housing (PSH) or Housing First** populations to be served. Please indicate the number of units and population to be served.

# of PSH Units	Description of Population and Services to be offered
n/a	

12) **Sources and Uses of funds** (please change descriptions and/or add rows if needed)

Sources

Tax Credit Equity	11,509,587
Permanent Loan	22,322,672
Deferred Dev Fee	2,886,849
NOI during construction	280,781
Total	\$ 36,999,889

Uses

Acquisition Costs	2,025,000
Hard Costs	21,733,800
Soft & Financing Costs	7,869,261
Reserves & Developer Fee	5,371,827
Total	\$ 36,999,888

13) Is the development located **less than 1/2 mile from an Imagine Austin Corridor**? (Yes/No)

Yes

14) Is the development **less than 1/4 mile walking distance from high frequency transit**? (Yes/No)

No

15) Is the development **less than 3/4 mile walking distance from a transit stop**? (Yes/No)

No

EXHIBIT A.2 PROPOSED PROJECT LOCATION

Proposed project location is outlined in red. The green shading shows Austin City Council District #2 boundaries.

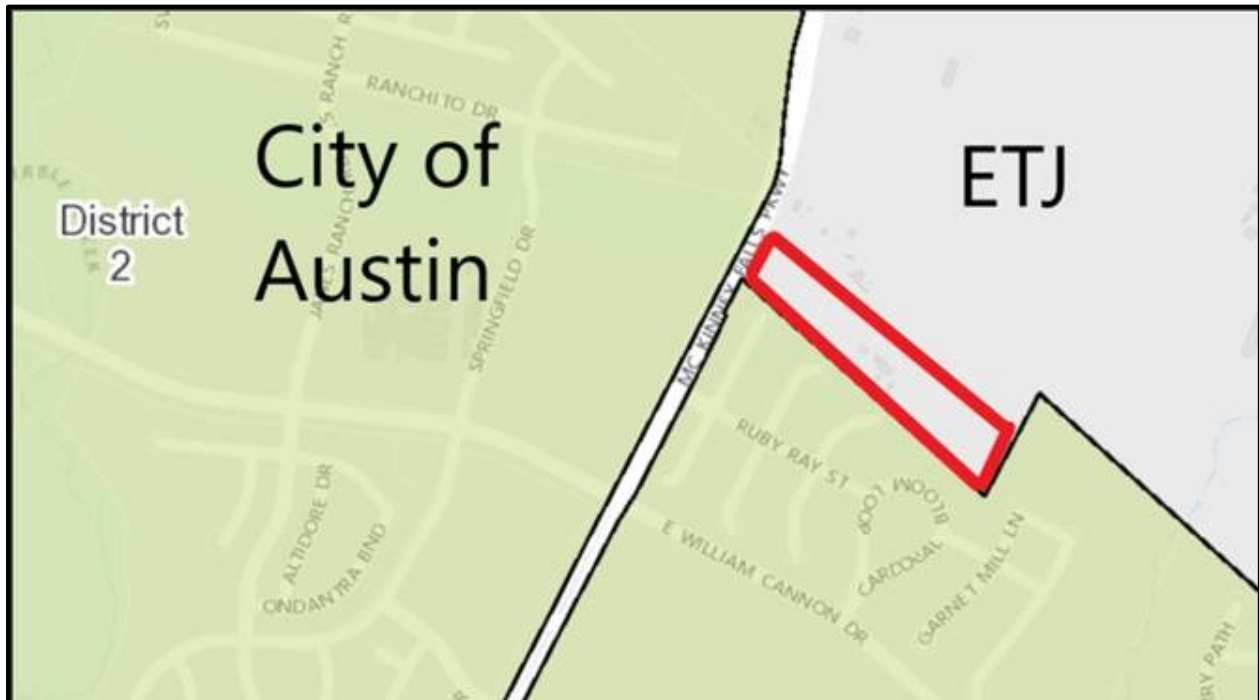


EXHIBIT B

MAP & DISTANCE TO NEAREST CAPITAL METRO TRANSIT STOP

Provide a map (8 ½" x 11") indicating the property location and the distance a resident would actually have to walk on a paved surface to get to the nearest transit stop.

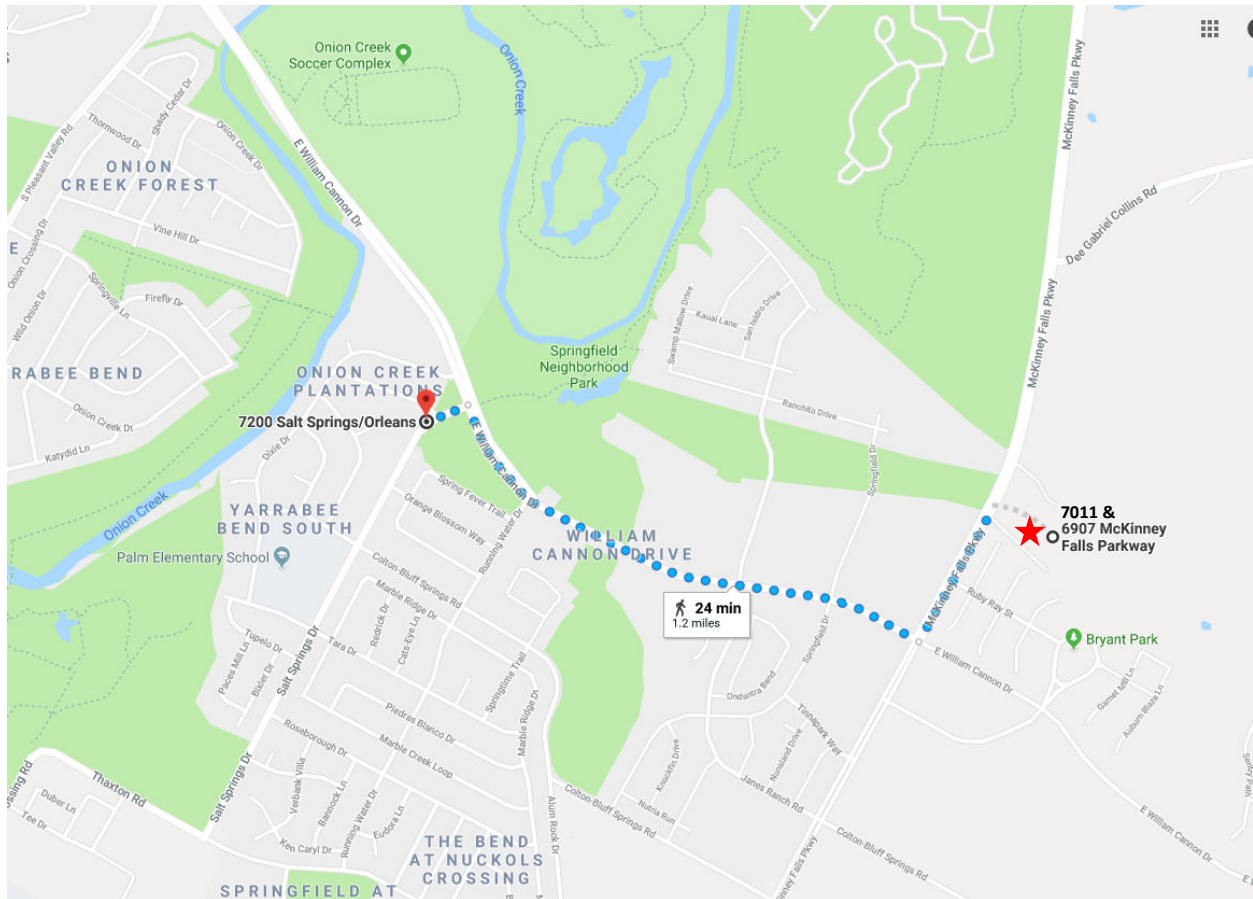


EXHIBIT C
ATX FLOODPRO FLOODPLAIN MAP



FEMA Floodplains

The City of Austin Watershed Protection Department produced this product for informational purposes. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness. Final determination of the floodplain status for a property must be based on a topographic survey by a Texas registered professional. For regulatory purposes, 100-Year floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.

0 200 400 Feet



- Address
- ☐ Parcel
- FEMA Floodplain
- 100 Year (Detailed-AE)

100 year (Shallow-AO)

100 Year (Approx-A)

X Protected by Levee

500 Year



FEMA Floodplains

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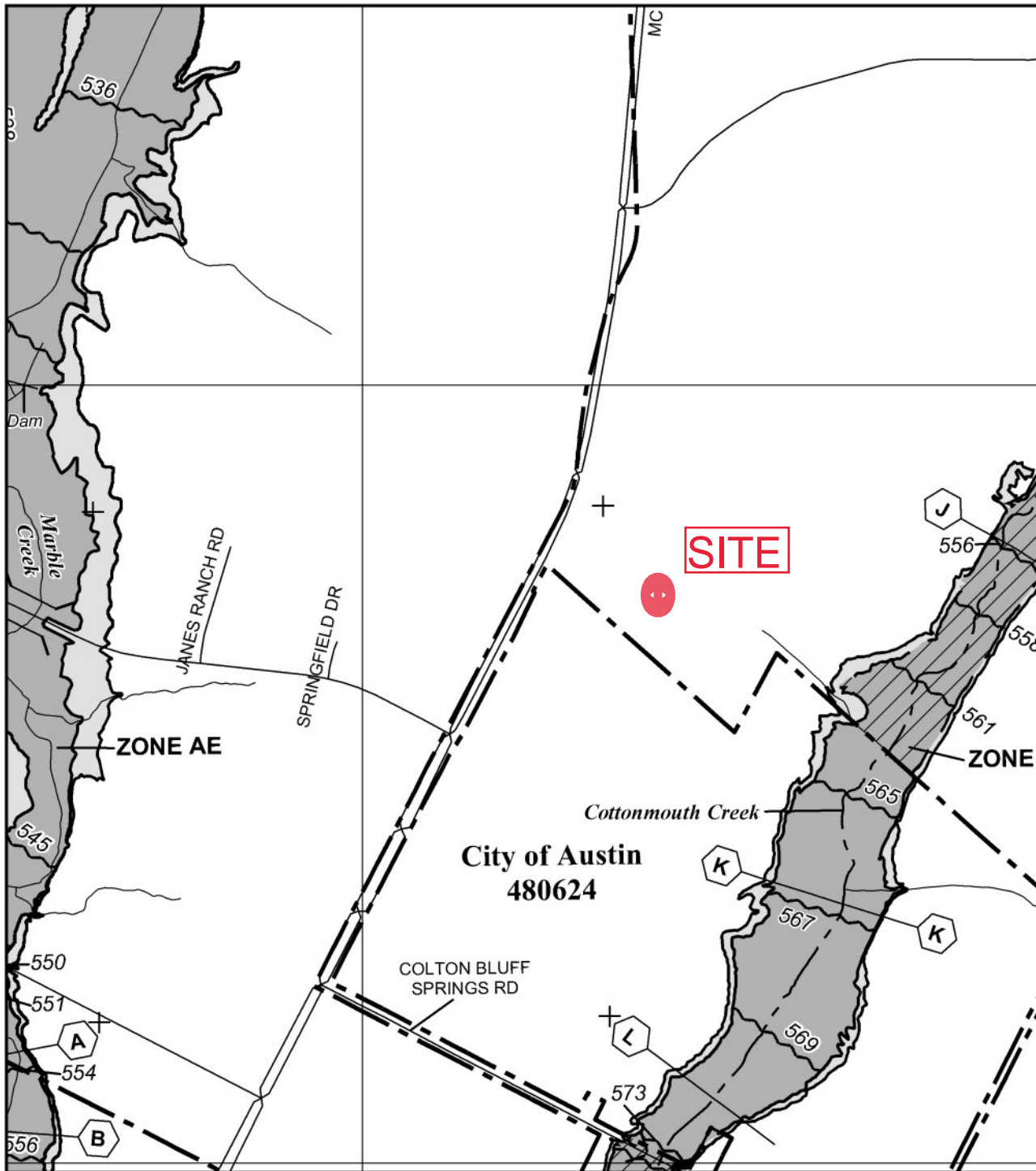
0 200 400 Feet



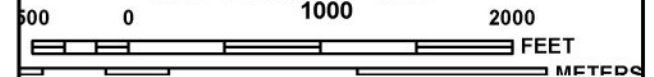
Prepared: 6/21/2018

- Address
- Parcel
- FEMA Floodplain
 - 100 Year (Detailed-AE)
 - 100 year (Shallow-AO)
 - 100 Year (Approx-A)
 - X Protected by Levee
 - 500 Year

EXHIBIT D
FEMA FLOOD INSURANCE RATE MAP + FEMA FIRMETTE



MAP SCALE 1" = 1000'



NFP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0615J

FIRM

FLOOD INSURANCE RATE MAP
TRAVIS COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 615 OF 730

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AUSTIN, CITY OF	480624	0615	J
TRAVIS COUNTY	481026	0615	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
48453C0615J

MAP REVISED
JANUARY 6, 2016

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth
		Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/21/2018 at 3:40:15 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

30°10'15.86"N



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 250 500 1,000 1,500 2,000 Feet 1:6,000

30°9'44.75"N

97°43'5.85"W

EXHIBIT E
DEVELOPMENT TEAM MEMBERS &
DEVELOPER EXPERIENCE

AMTEX DEVELOPMENT

COMPANY BACKGROUND

AMTEX Multi-Housing, LLC

Since entering the Texas market, AMTEX has delivered over 300 apartment homes in the Dallas/Fort Worth and Houston areas. It has quickly established itself as a presence in the affordable housing landscape in Texas. AMTEX has six communities under construction representing over 1,200 apartment homes that will be delivered in the next two years in Austin, the Dallas/Fort Worth area, and the City of Denison.

AMTEX has partnered with Fort Worth Housing Solutions on four apartment communities: one recently completed (Avondale Apartments) and three under construction (Harmon Senior Villas, Alton Park, and Campus Apartments), each of which include rental assistance demonstration (RAD) units and Section 8 Project Based Vouchers (PBVs). AMTEX worked closely with the FWHS team throughout the tax credit application, design, and finance steps of each project. AMTEX is currently partnering with the Travis County Housing Finance Corporation to build the McKinney Falls Apartments in the Austin Extra Territorial Jurisdiction.

The AMTEX Team

- Team Leader: Arjun Nagarkatti
- VP of Finance: David Yarden
- VP of Forward Planning: Darin Hansen
- VP of Acquisitions: Frank Chang
- VP of Construction: Gerardo Huerta
- Director of Construction: Matt Kelly
- Project Management: Lisa Davis, Benton Heimsath, Paige Horn, Adam Monaghan
- Asset Management: Michael McCloud, Steve Merritt

AMTEX's dedicated team is able to leverage the financial, personnel and knowledge resources of the larger AMCAL entities. Financial partners include JP Morgan, Citibank, Bank of America, BBVA/Compass Bank, Community Bank of Texas, and Hudson Housing Capital. Public agency partners include Harris County Housing Authority, Fort Worth Housing Solutions, and the Travis County Housing Finance Corporation.

AMTEX/AMCAL DEVELOPMENT TEAM – Executive Team Resumes

Percival Vaz, Chief Executive Officer

Mr. Vaz, AMCAL's founder and Chief Executive Officer, has four decades of experience in single and multifamily developments, construction, property management and real estate investment. AMCAL is a vertically integrated real estate development and investment company, founded in 1978 by Percival Vaz. AMCAL has developed more than 6,000 rental units and for-sale units representing over \$1.5 billion in development costs. After founding AMCAL in 1978, Mr. Vaz transformed the company into one of the industry's leading developers. Mr. Vaz has served on the Board of the California Housing Consortium and on the Board of the Ziman Center at UCLA.

Arjun Nagarkatti, President

Mr. Nagarkatti, as President, oversees all departments at AMCAL including: operations, acquisitions, finance and development, construction and asset management. He has decades of experience in structuring market rate and affordable financing, which includes residential and mixed-use developments. He has been with AMCAL since 1988 and is an expert in multifamily project development and financing. He is a specialist in low-income tax credit financing and he has developed more than \$1 billion of real estate including market rate and affordable housing. He graduated from the Massachusetts Institute of Technology with a Master's of Science in Architecture Studies.

Luxmi Vaz, Vice President of Accounting and Administration

Mrs. Vaz has 37 years of experience in accounting and administration at AMCAL. She is responsible for corporate accounting and project accounting for all projects in the AMCAL portfolio including more than 50 stabilized projects and several other projects in pre-development and under construction. She interacts directly with the independent accounting firm to help facilitate all audits and tax returns. She also manages the company's line of credit. In addition, in her capacity as Vice President of Administration, she oversees the company's personnel department, payroll, and accounts payable. She oversees the Accounting Department comprising six project accountants and an Accounting Manager.

Darin Hansen, Vice President of Forward Planning and Entitlements

Mr. Hansen has more than 25 years of entitlement and project management experience. Mr. Hansen is responsible for all due diligence, entitlements and design oversight for all projects developed by AMCAL. He is directly involved in obtaining project entitlements and works closely with the appropriate governmental agencies, communities and other project stakeholders. He oversees outside consultants and collaborates with all of the departments at AMCAL to acquire and process entitlements for the "to be developed" sites based on the company's strategic goals. He is instrumental in obtaining entitlements by working closely with outside consultants and he has decades of experience with single family and multifamily developments, including master planned communities primarily in California and Texas.

Dan Hubbard, Chief Financial Officer

Mr. Hubbard has more than 25 years in the real estate industry, including: acquisition and development, project feasibility, financial reporting, budgeting, construction accounting, asset management and investor reporting. He has extensive experience in project financing, market analysis, project valuation, accounting and tax planning, and evaluating internal controls and property operations. Mr. Hubbard worked previously for Ernst & Young, Kenneth Leventhal Real Estate Group and Casden Properties where he was instrumental in the development of more than \$1 billion of multifamily projects in Southern California. He is a licensed Certified Public Accountant in California and has an MBA in Corporate Finance from the University of Southern California.

David Yarden, Vice President of Finance & General Counsel

Mr. Yarden is Vice President of Finance and General Counsel at AMCAL. He oversees project finance, including public and private sources of acquisition, construction and permanent financing, manages project underwriting and feasibility, and handles company legal matters for all projects in California and Texas. Mr. Yarden has worked in the real estate and affordable housing industries for 20 years, including work in acquisitions, development, and syndication of housing projects financed with low-income housing tax credits and tax-exempt bonds.

Gerardo Huerta, Vice President of Construction

Mr. Huerta has over 12 years of multi-family construction experience, including managing construction for over 2,000 units throughout his career. He joined AMCAL in 2005 where he moved up the ranks and, in 2013, was promoted to Director of Construction. Mr. Huerta has managed many complex projects involving high-density buildings with shoring, methane mitigation systems, caissons, low water tables, and tight infill sights with limited access. He has extensive knowledge and experience in conflict resolution and identifying design issues. He is well seasoned in affordable housing projects, prevailing wage projects, market rate and purpose-built student housing projects, and LEED rated projects. Mr. Huerta attended Cal State Northridge, where he received a BA in Real Estate and Finance.

Matt Kelly, Director of Construction

Matt is involved in pre-construction budgeting, selection of the team, scheduling and cost efficiency, plan development, and supervising the management of all aspects through completion of construction.

AMTEX/AMCAL DEVELOPMENT TEAM – Contact Information



Monterey Bay – Grand Opening 2015

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AMTEX

Corporate Portfolio



AMTEX & AMCAL COMPANIES – OUR MISSION

AMCAL's mission is to build affordable, market-rate and student rental housing in California, Texas and Washington that improves the lives of residents and enhances their futures. Incorporating outstanding design, topflight amenities, quality construction and sustainable building standards, AMCAL apartments are long-term community assets sought after by tenants, municipalities and universities.



AMTEX & AMCAL COMPANIES – HIGHLIGHTS



AMCAL Executive Team | Monterey Bay Grand Opening | 2015



Villages at Cypress | Houston, TX

- ❖ **40 years** business experience
- ❖ Developed **70 workforce** and **senior communities** with over **6,500 apartment homes** over 18 years in California and Texas
- ❖ **\$1.5 Billion** Portfolio Value
- ❖ **75 employees** with operations in California and Texas
- ❖ **Vertically Integrated** Real Estate Development Company: Acquisitions, Development, General Contractor, and Asset Management
- ❖ **Top-Level Financial Partners:** JP Morgan Chase, Wells Fargo, Bank of America, U.S. Bank, Hudson Housing, Citicorp, AIG, Raymond James, John Hancock Life.
- ❖ Developments include **workforce** housing, **senior** housing, **student** housing, and **market rate**
- ❖ AMCAL/AMTEX is the **long-term land owner and asset manager** of our properties



AMTEX & AMCAL – DETAILED CORPORATE OVERVIEW

AMTEX is one of several companies, affiliated with common ownership, that together develop and build residential housing to achieve the company's core mission of improving the lives of residents and enhancing their futures. The AMTEX affiliated group of companies includes: Acquisitions, Development, General Contracting and Asset Management divisions. The AMTEX advantage is a seamless delivery of real estate solutions, from selecting the best site all the way through the lease-up and operations of vibrant, well-designed housing in strong communities. The AMTEX companies operate together in a cohesive manner with impressive results. Each new project is guided by a dedicated and professional Project Team including an Acquisition Manager, Project Manager, Construction Manager, Asset Manager and a Project Accountant. AMTEX's Senior Management Team provides experienced oversight to every project, ensuring success by implementing quality standards, reviewing the details of building design and material selection, and providing the long term planning necessary to build value for community stakeholders and investors alike.

The goals and incentives of the employees working at AMTEX on site acquisition, planning, financing, construction and asset management are all aligned towards delivering the highest quality development in the most efficient manner to ensure that development projects are the best in the industry. AMTEX holds the entire team accountable for delivering these objectives through extensive planning, communication and project monitoring. What this means for our partners is a greater efficiency in processing development projects through entitlements, permitting and construction with a unified AMTEX team in place with open lines of communication. For example, AMTEX General Contractor's Division with its in-house expertise can quickly assess the constructability and feasibility for a new project at the earliest phases of design development and entitlements.

Efficiency translates to cost efficiency, which ultimately translates to greater success in securing the financing needed for the development. The successfully financed project allows AMTEX to secure better construction pricing during the bid process with our subcontractors by keeping them involved in several projects continuously when possible.

AMTEX's expertise in all phases of development allow us to provide solid returns to our investors based on our in-house expertise which includes an Asset Management Department that oversees more than 65 developed projects that are carefully monitored to enhance asset financial performance resulting in higher values and returns to investors. AMTEX has a close pulse on the return thresholds required by real estate investors, understands the underwriting parameters required by lenders and is constantly in tune with market constraints and trends.



DEVELOPMENT IN TEXAS

❖ 2014 Opening:

- ❖ Villages at Cypress (Houston, Texas)

❖ 2016 Opening:

- ❖ Avondale Apartments (Northwest Fort Worth)

❖ 2017 Ground Breakings:

- ❖ Harmon Senior Villas (North Fort Worth)
- ❖ Alton Park (Northwest Fort Worth)
- ❖ Parkdale Villas (Denison)
- ❖ Campus Apartments (South Fort Worth)
- ❖ Harbor Urban Center (Rockwall)

❖ 2018 Ground Breakings:

- ❖ McKinney Falls Apartments (Travis County)
- ❖ Lavon Senior Villas (Garland)



Public Agency Partners:

- ❖ Fort Worth Housing Solutions
- ❖ Travis County Housing Finance Corp.

Top Architects and Civil Engineers:

- ❖ BGO Architects
- ❖ Humphreys & Partners Architects LP
- ❖ KTG Architects and Planning
- ❖ Brown & Gay Engineers
- ❖ Teague Nall & Perkins, Engineering



COMMUNITIES UNDER CONSTRUCTION IN TEXAS

- ❖ **Parkdale Villas** (3909 W. FM 120 & N. Parkdale Rd., Denison, TX 75020)
 - ❖ 144 units, Family, 9% tax credits
 - ❖ Construction Completion Proposed Summer 2018
- ❖ **Harmon Senior Villas** (2401 Golden Heights Road, Fort Worth, TX 76177)
 - ❖ 160 units, Senior, 9% tax credits
 - ❖ Construction Completion Proposed Fall 2018
- ❖ **Alton Park Apartments** (5712 Azle Ave., Fort Worth, TX 76106)
 - ❖ 195 units, Family, 4% tax credits
 - ❖ Construction Completion Proposed Fall 2018
- ❖ **Campus Apartments** (4633 Campus Drive, Fort Worth, TX 76119)
 - ❖ 224 units, Family, 4% tax credits
 - ❖ Construction Completion Proposed Spring 2019
- ❖ **Harbor Urban Center Apartments** (2500 Summer Lee Dr., Rockwall, TX 75032)
 - ❖ 228 units, Class A Luxury Multifamily
 - ❖ Construction Completion Proposed Fall 2019
- ❖ **McKinney Falls Apartments** (6609 McKinney Falls Pkwy., Austin, TX 78744)
 - ❖ 312 units, Family, 4% tax credits
 - ❖ Construction Completion Proposed Fall 2019

AMTEX – TYPICAL COMMUNITY AMENITIES

- ❖ Clubhouse with Management Offices
- ❖ Business Center and Computer Room
- ❖ Furnished Fitness Center
- ❖ Media Room/Movie Room
- ❖ Barbecue Grills and Picnic Area
- ❖ Swimming Pool
- ❖ Walking Trails
- ❖ Secured Building Entry



- ❖ Activity Room (stocked with supplies for arts and crafts)
- ❖ Full Perimeter Fencing with Card Access Controlled Entry
- ❖ On Site Maintenance
- ❖ Management Member on site 24 hours



AMTEX

Award-Winning Communities

❖ **Hollenbeck Terrace – Los Angeles, CA**

- ❖ PROJECT OF THE YEAR, Preservation Awards, Los Angeles Conservancy, 2016
- ❖ BEST MULTI-FAMILY, Los Angeles Business Journal, 2016

❖ **Alegre Apartments – Irvine, CA**

- ❖ BEST AFFORDABLE, Kennedy Commission of Orange County, 2015

❖ **Terracina Apartments – Los Angeles, CA**

- ❖ BEST RE-USE OF LAND, Multifamily Executive Magazine, 2015

❖ **Mirandela Senior Apartments – Rancho Palos Verdes, CA**

- ❖ BEST SENIOR (SAGE 55+), National Association of Home Builders, 2013

❖ **Mosaic Apartments – Los Angeles, CA**

- ❖ BEST INTERGENERATIONAL, Gold Nugget Merit (Pacific Coast Builders Conference), 2012

❖ **Avenue 26 Master Plan – Los Angeles, CA**

- ❖ DESIGN EXCELLENCE (AFFORDABLE), Professional Builder Magazine, 2008
- ❖ INNOVATION IN WORKFORCE HOUSING, National Association of Home Builders, 2007
- ❖ PROJECT OF THE YEAR (Best Re-Use of Land, Mixed Income), Multifamily Executive Mag., 2007

VILLAGES AT CYPRESS – Houston, TX

Year Built: 2014

No. Units: 162

Community Type: Affordable, Senior



AVONDALE APARTMENTS – Fort Worth, TX

Year Built: 2016

No. Units: 160

Community Type:

Affordable, Market Rate



HOLLENBECK TERRACE – Los Angeles, CA

Year Built: 2015

No. Units: 97

Community Type: Affordable
Historic Renovation



ALEGRE APARTMENTS – Irvine, CA

Year Built: 2015

No. Units: 104

Community Type: Affordable



TERRACINA APARTMENTS – Los Angeles, CA

Year Built: 2014

No. Units: 72

Community Type: Affordable

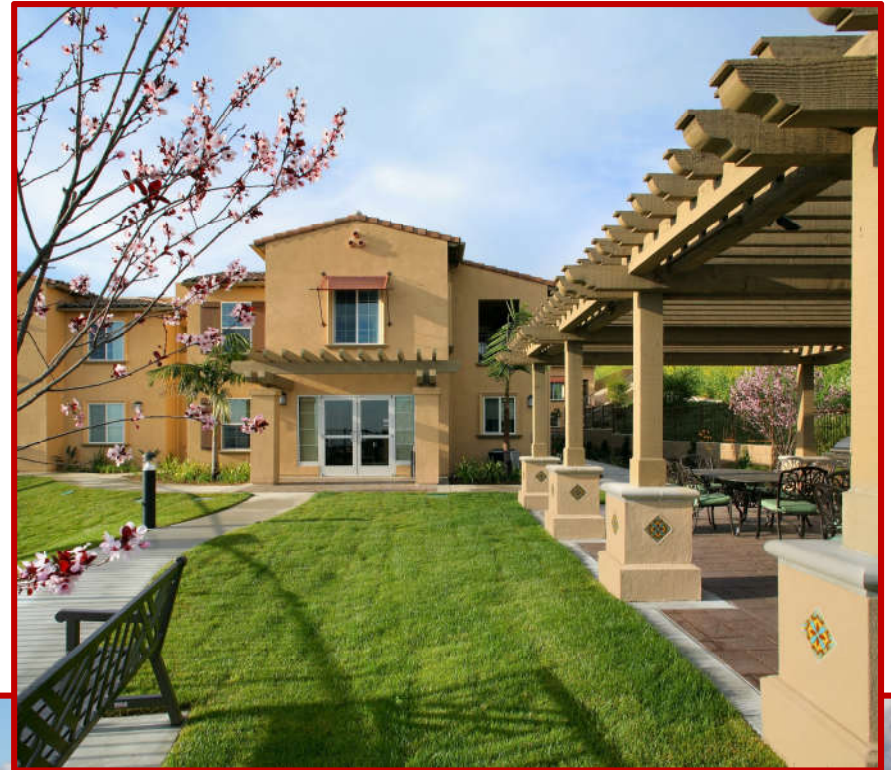


MIRANDELA APARTMENTS – Palos Verdes, CA

Year Built: 2010

No. Units: 34

Community Type: Affordable, Senior



MOSAIC APARTMENTS – Los Angeles, CA

Year Built: 2011

No. Units: 56

Community Type: Mixed Use Affordable
Intergenerational
(Seniors + Families)



AVENUE 26 MASTER PLAN – Los Angeles, CA



Year Built: 2006

No. Units: 540 total units across 4 properties

Community Type: Affordable, Family, Seniors, Condos, Townhomes, Retail

